

Recording Requested By:
REGIONS BANK

2025-008129
Klamath County, Oregon
09/12/2025 08:25:02 AM
Fee: \$97.00

When Recorded Return To:

JULIE STRAHAN
REGIONS BANK
5214 LINCOLN RD EXT
HATTIESBURG, MS 39404-8001



SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE

REGIONS BANK#: 0001898111217 "NIEMAN" 316/002 4012335210 Klamath, Oregon

MIN #:100656400010136197 MERS Corporate Phone Number: 1-888-679-6377

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the present nominee for the Beneficiary of that certain Deed of Trust, Dated: 10-24-2016 made by ROBERT D NIEMAN AND THERESA A NIEMAN, AS TENANTS BY THE ENTIRETY as the original Grantor(s), to AMERITITLE, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 10-28-2016 as Instrument No.: 2016-011545, Book/Reel/Liber: N/A, Page/Folio: N/A, in the official records of Klamath County, Oregon

Property Address: 771 HOGUE DR, KLAMATH FALLS, OR 97601

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS HEREBY SUBSTITUTES FIRST AMERICAN TITLE INSURANCE COMPANY, Trustee in lieu of the above named Trustee under said Deed of Trust.

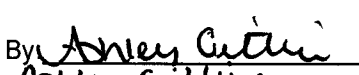
FIRST AMERICAN TITLE INSURANCE COMPANY hereby accepts said appointments as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said present nominee for the Beneficiary and in accordance with the provisions of said Deed of Trust does hereby reconvey, without any covenant or warranty express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned under said Deed of Trust.

IN WITNESS WHEREOF, the present nominee for the Beneficiary and FIRST AMERICAN TITLE INSURANCE COMPANY have caused these presents to be executed by their duly authorized officers on the dates below written.

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.,
AS DESIGNATED NOMINEE FOR
AXIA FINANCIAL, LLC,
BENEFICIARY OF THE
SECURITY INSTRUMENT, ITS
SUCCESSORS AND ASSIGNS
On September 4th, 2025

By: 
JULIE STRAHAN, ASSISTANT
VICE PRESIDENT

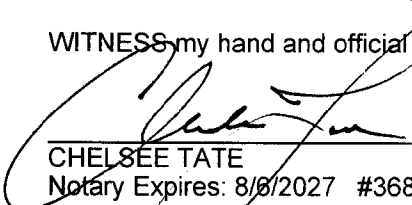
By FIRST AMERICAN TITLE
INSURANCE COMPANY as
Trustee
On SEP 11 2025

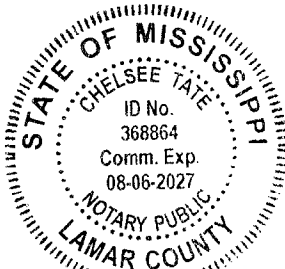
By: 
Ashley Giffins

STATE OF Mississippi
COUNTY OF Lamar

On September 4th, 2025, before me, CHELSEE TATE, a Notary Public in and for Lamar in the State of Mississippi, personally appeared JULIE STRAHAN, ASSISTANT VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,


CHELSEE TATE
Notary Expires: 8/6/2027 #368864



STATE OF ID
COUNTY OF Bonneville

On SEP 11 2025, before me, KELLIE CABRERA, a Notary Public in and for Bonneville in the State of ID, personally appeared Ashley Gittins, Vice President of FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,


KELLIE CABRERA

