

2025-008679

Klamath County, Oregon

09/30/2025 08:27:02 AM

Fee: \$97.00

Prepared By:

CELINK/LAUREN ALLWARD
3900 Capital City Blvd
Lansing, MI 48906

After Recording Return To: Celink::Attn: HUD Assignment Dept. ::PO Box 40724::Lansing MI 48901

DocSolutionUSA, LLC, d/b/a DocSolution, Inc., did not prepare a title search of the Property described in the document below. The Preparer of this document makes no representation as to the status and validity of, including, but not limited to, the title, loan history, boundary survey, property use, or zoning regulations of the Property assigned, transferred, conveyed, released, or any other disposition of the Property. Information herein was provided to the Preparer by Grantor/Grantee and/or their Agent and prepared according to their request.

ASSIGNMENT OF DEED OF TRUST

Client Id: CelinkMI/AOL

Loan #: 1225402-ER



FHA Case Number: 4316034330

FOR VALUE RECEIVED, AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS, whose address is 3800 W. CHAMPMAN AVE 3RD FLOOR, ORANGE, CA 92868 0000, does hereby assign and transfer to, forever and without recourse, **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, whose address is 451 SEVENTH STREET SW, WASHINGTON DC 20410, all its right, title and interest in and to the following described deed of trust together with all money due and to become due with interest accrued, and all its rights due and to become due under the note(s) and loan agreement described with all interest, all liens, any rights due or to become due thereon, executed by **KAREN DEA BIDLEMAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., BENEFICIARY, AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS** for \$283,500.00 dated 7/31/2015 of record on 8/12/2015 at Document Number 2015-008966, in the **KLAMATH** County Recorder's Office, State of **OREGON**.

Property Address: 2022 BENSON AVENUE, KLAMATH FALLS, OREGON 97601

Legal Description: SEE ATTACHED EXHIBIT A

Executed this SEP 23 2025

**AMERICAN ADVISORS GROUP, BY COMPU-LINK CORPORATION, DBA CELINK AS ATTORNEY
IN FACT**

By: Terrisa Hills
Title: ASSISTANT SECRETARY

ACKNOWLEDGMENT


STATE OF Michigan

COUNTY OF Clinton

Before me, the undersigned officer, on this day, personally appeared Terrisa Hills the ASSISTANT SECRETARY of COMPU-LINK CORPORATION, DBA CELINK AS ATTORNEY IN FACT for AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

SEP 23 2025

Given under my hand and seal this _____.


Notary Public in and for the State of Michigan
Notary's Printed Name: Kinsey Bartlett
My Commission Expires: Sept 26, 2031

KINSEY BARTLETT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires September 26, 2031
Acting in the County of Clinton

DOT for \$283,500.00 dated 7/31/2015



Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 7, 8 and 9 in Block 35, MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS,
according to the official plat thereof on file in the office of the County Clerk, Klamath County,
Oregon.

Unofficial
Copy