

2025-009140
Klamath County, Oregon
10/14/2025 08:22:02 AM
Fee: \$87.00

OREGON
COUNTY OF KLAMATH
LOAN NO.: 8501536239

WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402, PH. 208-528-9895



ASSIGNMENT OF TRUST DEED BY BENEFICIARY OR HIS SUCCESSOR IN INTEREST

FOR VALUE RECEIVED, **COLUMBIA BANK**, located at 12812 N ADDISON STREET, SPOKANE, WA 99218. Assignor, who is the beneficiary, his successor in interest, or nominee thereof, under the below described Deed of Trust, does hereby grant, assign, transfer, and set over without recourse, representation or warranty, expressed or implied unto **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. , AS DESIGNATED NOMINEE FOR COLUMBIA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, hereinafter called Assignee, his executors, administrators, successors and assigns, all of Assignor's rights, benefits, whatsoever accrued or to accrue, and its interest in and under that certain Deed of Trust described below.

Said Deed of Trust dated **AUGUST 05, 2022**, executed and delivered by **JUSTIN HANES AND JUNE HANES, AS TENANTS BY THE ENTIRETY**, Trustor(s), to **AMERITITLE**, Original Trustee, for the benefit of **UMPQUA BANK**, Original Beneficiary, or designated nominee of the Original Beneficiary, and recorded on **AUGUST 08, 2022** as Instrument No **2022-009654** in the Records of the County Clerk's Office for **KLAMATH** County, State of **OREGON**, conveying the real property in said county, described as follows:

AS DESCRIBED IN SAID DEED OF TRUST

PROPERTY ADDRESS: **42012 CATTLE DR, CHILOQUIN, OR 97624**

Assignor, the undersigned, does hereby covenant to and with said Assignee that the undersigned is the Beneficiary, his successor in interest, or the nominee thereof, under said Deed of Trust and that he has good right to convey, transfer, and assign the same, as aforesaid.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) is appointed as the nominee for the Beneficiary to exercise the rights, duties and obligations of the Beneficiary as Beneficiary may from time to time direct, including but not limited to appointing a successor trustee, assigning, or releasing, in whole or in part the Security Instrument, foreclosing or directing the trustee to institute foreclosure of the Security Instrument, or taking such other actions as Beneficiary may deem necessary or appropriate under the Security Instrument

The Beneficiary designates **MERS** as the nominee for the Beneficiary and any notice required by applicable law or the Security Instrument to be served on the Beneficiary must also be served on **MERS** as the designated nominee for Beneficiary. In construing this instrument and whenever the contest hereof so requires, the masculine gender includes the feminine and the neuter and the singular number includes the plural.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on 10/9/25.
COLUMBIA BANK FKA UMPQUA BANK

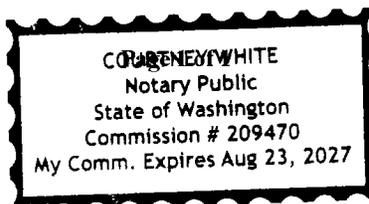
BRIAN KITTREDGE, SENIOR VICE-PRESIDENT

STATE OF WASHINGTON COUNTY OF SPOKANE) ss.

On 10/9/25, before me, **COURTNEY WHITE**, personally appeared **BRIAN KITTREDGE** known to me to be the **SENIOR VICE-PRESIDENT** of **COLUMBIA BANK FKA UMPQUA BANK** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

COURTNEY WHITE (COMM. EXP. 08/23/2027)
NOTARY PUBLIC

UB8011224IM - AM - OR



MIN: 100045810003965099

MERS PHONE: 1-888-679-6377