

2025-009336

Klamath County, Oregon

10/20/2025 08:23:01 AM

Fee: \$87.00

OREGON

COUNTY OF KLAMATH

LOAN NO.: 3518297310



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

DEED OF RECONVEYANCE

THE UNDERSIGNED, FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, under that certain Deed of Trust dated DECEMBER 23, 2022, executed by TRAVIS HIGGINS AND BROOKE HIGGINS, HUSBAND AND WIFE, Trustor(s), to FIRST AMERICAN TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ROCKET MORTGAGE, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on DECEMBER 29, 2022 as Instrument No. 2022-014610 in the Records of the County Clerk's Office in and for the County of KLAMATH, State of OREGON.

LEGAL DESCRIPTION: AS DESCRIBED IN SAID DEED OF TRUST

PROPERTY ADDRESS: 1335 SHADOW LN, KLAMATH FALLS, OREGON 97601-9354

WHEREAS, having received from the holder of said Deed of Trust a written request to reconvey, stating that the indebtedness secured by said Deed of Trust has been paid in full. NOW THEREFORE, the Undersigned, as Trustee, pursuant to the written request of the Beneficiary, does hereby grant and reconvey, , without recourse, representation or warranty, expressed or implied, to the PERSONS LEGALLY ENTITLED THERETO all the estate and interest held by it, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this OCTOBER 15, 2025.

FIRST AMERICAN TITLE INSURANCE COMPANY


KRISTIN H. CARL, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On OCTOBER 15, 2025, before me, DANIEL FRONGNER, personally appeared KRISTIN H. CARL known to me to be the VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY 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.


DANIEL FRONGNER (COMMISSION EXP. 07/09/2031)
NOTARY PUBLIC

DANIEL FRONGNER
Notary Public - State of Idaho
Commission Number 20252711
My Commission Expires Jul 9, 2031

POD: 20251006

QL8040120IM - LR - OR



MIN: 100039035182973106

MERS PHONE: 1-888-679-6377