

2025-009337

Klamath County, Oregon

10/20/2025 08:25:01 AM

Fee: \$97.00

**OREGON**

COUNTY OF KLAMATH

LOAN NO.: 0160905170



WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

**APPOINTMENT OF SUCCESSOR TRUSTEE AND DEED OF RECONVEYANCE**

WHEREAS, the Undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ENVOY MORTGAGE, LTD., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the current beneficiary of that certain Deed of Trust dated AUGUST 26, 2024, executed by BENJAMIN T FREILINGER, A MARRIED MAN, Trustor, to BRAD MAURITZEN, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ENVOY MORTGAGE, LTD., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on AUGUST 27, 2024 as Instrument No. 2024-007479 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: 9118 BIG PINE WAY, KLAMATH FALLS, OREGON 97601-9007

WHEREAS, the Undersigned desires, to substitute a Trustee under said Deed of Trust, in the place and stead of the Current Trustee. NOW THEREFORE, the Undersigned does hereby appoint FIRST AMERICAN TITLE INSURANCE COMPANY, whose address is 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on OCTOBER 16, 2025.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ENVOY MORTGAGE, LTD., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

      JTP        
JARED THOMAS PETT, VICE PRESIDENT

FIRST AMERICAN TITLE INSURANCE COMPANY, hereby accepts the appointment as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust described above. WHEREAS, having received from the above named current beneficiary a written request to reconvey, stating that the indebtedness has been paid in full and/or the purpose of the Deed of Trust has been fully satisfied. NOW THEREFORE, the Undersigned, as Successor Trustee, pursuant to the written request, 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 16, 2025.

FIRST AMERICAN TITLE INSURANCE COMPANY

      [Signature]        
DANIEL FRONGNER, VICE PRESIDENT

POD: 20251006

FM8020113IM - LR - OR



MIN: 100273811000581734

MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On OCTOBER 16, 2025, before me, TAWNYA RAINEY, personally appeared JARED THOMAS PETT known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ENVOY MORTGAGE, LTD., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS 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.

*Tawnya Rainey*  
TAWNYA RAINEY (COMMISSION EXP. 05/05/2026)  
NOTARY PUBLIC

TAWNYA RAINEY  
Notary Public - State of Idaho  
Commission Number 20201703  
My Commission Expires May 5, 2026

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On OCTOBER 16, 2025, before me, BRANDY JOHNSON, personally appeared DANIEL FRONGNER 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.

*Brandy Johnson*  
BRANDY JOHNSON (COMMISSION EXP. 03/08/2029)  
NOTARY PUBLIC

BRANDY JOHNSON  
Notary Public - State of Idaho  
Commission Number 64255  
My Commission Expires Mar 8, 2029

Unofficial Copy