

2025-010786

Klamath County, Oregon

12/03/2025 02:25:02 PM

Fee: \$102.00

Recording requested by:
BSI FINANCIAL SERVICES
c/o **VISIONET SYSTEMS INC.**
When recorded mail to:
VISIONET SYSTEMS INC.
111 TECHNOLOGY DRIVE
PITTSBURGH, PA 15275
Voice: 1-(412) 927-0226

APN No: 187167

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

ORDER #: 914248, LOAN #: 1601277580, CHRISTOPHER KELLEY*, KLAMATH COUNTY, OREGON
MIN #:100241106115919179 MERS PHONE #: 1-888-679-6377

NOTICE IS HEREBY GIVEN, that **KEVIN P. MORAN, ATTORNEY AT LAW** is hereby appointed Successor Trustee under that certain written Deed of Trust dated **SEPTEMBER 01, 2022** executed by **CHRISTOPHER KELLEY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, as Trustor, in which **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR SUMMIT FUNDING, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, WHOSE ADDRESS IS P.O. BOX 2026, FLINT, MI 48501-2026** was named as Beneficiary, and **AMERITITLE, LLC**, as Trustee, and filed for record in the office of the County Recorder of **KLAMATH COUNTY, State of OREGON** on **SEPTEMBER 08, 2022** as Entry No. **2022-010917**, of the Official Records.

Property Address: **2030 VAN NESS AVE, KLAMATH FALLS, OREGON 97601**

Said real property is situated in **KLAMATH COUNTY, State of OREGON**, and more particularly described as follows:

Legal Description: **SEE ATTACHED FOR LEGAL DESCRIPTION**


MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR SUMMIT FUNDING, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS



ALYSSA M. GRAHAM
VICE PRESIDENT

COMMONWEALTH of PENNSYLVANIA
COUNTY OF ALLEGHENY

On **NOVEMBER 26, 2025**, before me, **ZACHARIAH DYE** a Notary Public in and for the county of **ALLEGHENY** in the State of **PENNSYLVANIA**, personally appeared **ALYSSA M. GRAHAM, VICE PRESIDENT** for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR SUMMIT FUNDING, INC., 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.



Printed Name: **ZACHARIAH DYE**
Notary Public
My commission expires **04/07/2029**

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2029
Commission number 1396198

ORDER #: 914248, LOAN #: 1601277580, CHRISTOPHER KELLEY", KLAMATH COUNTY, OREGON

KEVIN P. MORAN, ATTORNEY AT LAW, hereby accepts said appointment as Successor Trustee and having received from the beneficiary under said Deed of Trust a written request to reconvey without warrant to the person(s) entitled thereto, all estate now held under said Deed of Trust:

Dated: **SEPTEMBER 01, 2022** recorded **SEPTEMBER 08, 2022** Recorded as Instrument No.: **2022-010917** in the Records of **KLAMATH COUNTY, OREGON**

Grantor: **CHRISTOPHER KELLEY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**
Grantee: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR SUMMIT FUNDING, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, WHOSE ADDRESS IS P.O. BOX 2026, FLINT, MI 48501-2026**
Original Trustee: **AMERITITLE, LLC**



KEVIN P. MORAN
ATTORNEY AT LAW


STATE OF WASHINGTON
COUNTY OF KITSAP

On this, the 1 day of December 2025, before me, **Jill O'Connor**, a notary public, personally appeared **KEVIN P. MORAN, ATTORNEY AT LAW**, who 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under *PENALTY OF PERJURY* under the laws of the State of **OREGON** that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (Seal)

Notary Public
State of Washington
Jill OConnor
Commission Expires 01/10/2030
License # 22005302



Printed Name: **Jill O'Connor**
Notary Public
My Commission Expires: **01/10/2030**

LEGAL DESCRIPTION

Exhibit "A"

LOTS 1, 2 AND 3 IN BLOCK 7, HILLSIDE 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