

2025-010996

Klamath County, Oregon

12/10/2025 08:28:02 AM

Fee: \$87.00

OREGON

COUNTY OF KLAMATH

LOAN NO.: 3540273569



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 **FEBRUARY 29, 2024**, executed by **CHRISTOPHER J. LUTMER, A SINGLE MAN**, 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 **MARCH 6, 2024** as Instrument No. **2024-001702** 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: **1055 CALIFORNIA AVE, KLAMATH FALLS, OREGON 97601-2412**

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 **DECEMBER 08, 2025**.

FIRST AMERICAN TITLE INSURANCE COMPANY.

Tawnya Rainey
TAWNYA RAINEY, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **DECEMBER 08, 2025**, before me, **DANIEL FRONGNER**, personally appeared **TAWNYA RAINEY** 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
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: 20251125

QL8040120IM - LR - OR



MIN: 100039035402735699

MERS PHONE: 1-888-679-6377