

2025-011643

Klamath County, Oregon

12/31/2025 08:33:05 AM

Fee: \$97.00

**OREGON**

COUNTY OF KLAMATH

LOAN NO.: 1001103046



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 NEW AMERICAN FUNDING, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the current beneficiary of that certain Deed of Trust dated AUGUST 09, 2023, executed by PAMELA JOY JONES AND BROOKE DANIELLE GRAMER., AS TENANTS IN COMMON, EACH AS TO AN UNDIVIDED 50% INTERESR, Trustor, to AMERITITLE, LLC, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NEW AMERICAN FUNDING, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on AUGUST 11, 2023 as Instrument No. 2023-006854 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: 3045 MADISON STREET, KLAMATH FALLS, OREGON 97603

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 DECEMBER 29, 2025.

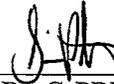
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NEW AMERICAN FUNDING, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

  
TAWNYA RAINY, 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 DECEMBER 29, 2025.

FIRST AMERICAN TITLE INSURANCE COMPANY

  
SIERRA C. PREATOR, VICE PRESIDENT

POD: 20251223

NA8120114IM - LR - OR



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On DECEMBER 29, 2025, before me, ASHLEY GITTINS, personally appeared TAWNIA RAINEY known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NEW AMERICAN FUNDING, LLC, 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.

  
ASHLEY GITTINS (COMMISSION EXP. 03/29/2031)  
NOTARY PUBLIC

ASHLEY GITTINS  
Notary Public - State of Idaho  
Commission Number 20190781  
My Commission Expires Mar 29, 2031

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On DECEMBER 29, 2025, before me, DANIEL FRONGNER, personally appeared SIERRA C. PREATOR 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

Unofficial Copy