

2026-000152  
Klamath County, Oregon  
01/06/2026 01:47:01 PM  
Fee: \$97.00

RELEASE PREPARED BY AND  
AFTER RECORDING RETURN TO:

**DocSolutionUSA**

DocSolutionUSA, LLC dba DocSolution, Inc.  
2316 Southmore  
Pasadena, TX 77502  
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MIN: 100070202003353286

MERS Telephone No. 1-888-679-6377

**STATE OF OREGON  
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR FINANCE OF AMERICA MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS, the current holder of the obligations secured by that certain Deed of Trust, described below does hereby substitute Kevin P Moran, Attorney at Law, whose address is 9057 Washington Avenue NW, Silverdale, WA 98383 as trustee in lieu of the named Trustee under said Deed of Trust. Kevin P. Moran hereby accepts said appointment as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said Beneficiary and Holder, does hereby reconvey without warranty to the person(s) legally entitled thereto, all estate now held by it under said Deed of Trust.

Trustor: CHRISTINA MARIE NIXON AND KYLE DAVID HOLGATE, NOT AS TENANTS IN COMMON, BUT WITH THE RIGHT OF SURVIVORSHIP, of the deed of trust, and any trustor or successor in interest on whose behalf payment was made  
Original Trustee: AMERITITLE  
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR FINANCE OF AMERICA MORTGAGE LLC, its successors and assigns  
Dated: 5/14/2021  
Amount: \$67,000.00  
Recorded: 5/24/2021 in KLAMATH County, State of Oregon as Instrument or Auditor No. 2021-008250

DATE: 5 day of Jan, 2026

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR FINANCE OF AMERICA MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS

BY: Lisa Marie King  
NAME: LISA MARIE KING  
TITLE: VICE PRESIDENT

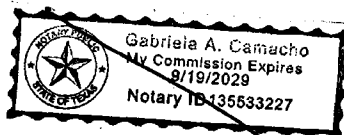
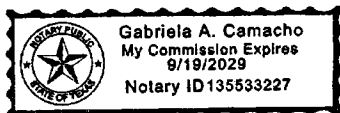
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared LISA MARIE KING, VICE PRESIDENT, known to me (or proved to me on the oath of \_\_\_\_\_), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR FINANCE OF AMERICA MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS, a corporation, and that he/she had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 5 day of Jan, A.D. 2026

Gabriela A. Camacho  
NOTARY PUBLIC, STATE OF TEXAS



gc

TSI #: R488582G  
1876392  
Loan #: 7910754048

Kevin P. Moran, Attorney at Law



Kevin P. Moran  
Attorney at Law (Successor Trustee)

State of Washington  
County of Kitsap

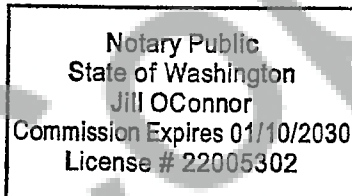
On 1/5/2026, before me, JILL OCONNOR, a Notary Public qualified for said County, personally came Kevin P. Moran, Attorney at Law known to be the identical person who executed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed for the uses and purposed therein mentioned.

Witness my hand and official seal,



JILL OCONNOR  
Notary Public in and for the State of Washington

Commission Lic# 22005302  
Commission Expires# 01/10/2030



DocSolutionUSA, LLC, d/b/a DocSolution, Inc., did not prepare a title search of the Property described in the document below. The Preparer of this document makes no representation as to the status and validity of, including, but not limited to, the title, loan history, boundary survey, property use, or zoning regulations of the Property assigned, transferred, conveyed, released, or any other disposition of the Property. Information herein was provided to the Preparer by Grantor/ Grantee and / or their Agent and prepared according to their request.