

Record and Return to:
LIEN RELEASE
JPMORGAN CHASE BANK, N.A
700 KANSAS LANE, MAIL CODE LA4-3120
MONROE LA 71203
Telephone Nbr: 1-866-756-8747

2026-004084
Klamath County, Oregon
05/08/2026 08:57:02 AM
Fee: \$97.00

Loan Number: **5000179836**

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE
Pursuant to Ore. Rev. Stat. Sect 86.720.

The undersigned, beneficiary of a certain Deed of Trust dated **09/21/2020**, made by **JESSICA A DUBOSE**, Trustor(s), to **AMERITITLE**, Trustee for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AXIA FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS**, original Beneficiary, which Deed of Trust was recorded on **09/28/2020** in the Recorder's office, County of **Klamath**, State of **Oregon**, in Official Records in Book/Volume **NA** at Page **NA** and/or as Document **2020-012379**, as the undersigned Holder hereby substitutes **J.P. MORGAN CHASE CUSTODY SERVICES, INC** as Trustee in lieu of the Trustee therein.

Property Address known as: **521 OLD MIDLAND ROAD, MIDLAND, OR 97634**

J.P. MORGAN CHASE CUSTODY SERVICES, INC hereby accepts said appointment as Trustee under the above Deed of Trust, and as Successor Trustee, and pursuant to the request of said Beneficiary and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person(s) legally entitled thereto, all the estate now held by it under said Deed of Trust.

In witness whereof the undersigned **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR THE BENEFICIARY OF THE SECURITY INSTRUMENT, AXIA FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS**, as Beneficiary, and **J.P. MORGAN CHASE CUSTODY SERVICES, INC**, as Successor Trustee, has caused this instrument to be executed this **05/07/2026**, each in its respective interest.

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

J.P. MORGAN CHASE CUSTODY SERVICES, INC
Substitute Trustee

Ingrid Whitty
Vice President - Document Execution

Donna Acree
Vice President



STATE OF **Louisiana** } s.s.
PARISH OF **OUACHITA**

On **05/07/2026**, before me appeared, **Donna Acree**, to me personally known, who did say that she/he is the **Vice President**, of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR THE BENEFICIARY OF THE SECURITY INSTRUMENT, AXIA FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS** and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that they acknowledged the instrument to be the free act and deed of the corporation (or association).

[Redacted Signature]

Eva Reese - 17070 , Notary Public
Lifetime Commission

*Signed and Notarized
electronically using CSC*

*Signed and
Notarized
electronically
using CSC*

Eva Reese
Ouachita Parish, Louisiana
Lifetime Commission
Notary Public ID # 17070

STATE OF **LA** } s.s.
PARISH OF **Ouachita**

On **05/07/2026**, before me appeared, **Ingrid Whitty**, to me personally known, who did say that she/he is the **Vice President - Document Execution**, of **J.P. MORGAN CHASE CUSTODY SERVICES, INC** and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that they acknowledged the instrument to be the free act and deed of the corporation (or association).

[Redacted Signature]

Eva Reese - 17070 , Notary Public

Eva Reese
Ouachita Parish, Louisiana
Lifetime Commission
Notary Public ID # 17070

Loan Number: **5000179836**
MIN, if applicable: **100656400010687132**
MERS Phone, if applicable: **1-888-679-6377**
MERS Address, if applicable: **P.O. Box 2026, Flint, MI 48501-2026**

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