

State of Oregon, County of Klamath
Recorded 01/20/2004 8:10 a m
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Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 1

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WHEN RECORDED MAIL TO:

H. Stephen Bauer

pk H. Stephen Bauer & Associates, P.C.
5440 SW Westgate Drive, Suite 250
Portland, OR 97221-2422

GMAC Loan No. 414193649 *AT*

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

The undersigned Beneficiary and Current Owner and Holder of the Note secured by a Deed of Trust by MERT WELCH AND BARBARA WELCH, AN ESTATE IN FEE SIMPLE AS TENANTS BY THE ENTIRETY as Trustor, to STANDARD TRUST DEED SERVICE COMPANY, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") (SOLELY AS NOMINEE FOR LENDER, HOMECOMINGS FINANCIAL NETWORK, INC) as original Beneficiary, which Deed of Trust was recorded in the County Clerk's Office on June 19, 2002, in KLAMATH County, State of Oregon, as Document No. —, Book M02, Page 35500, Certificate —, and re-recorded on July 1, 2002, Entry No. ----- in Book M02 at Page 37710, Certificate -----, hereby substitutes H. Stephen Bauer, Attorney at Law, an active member of the Oregon State Bar, as Trustee in lieu of the above named Trustee under said Deed of Trust.

H. Stephen Bauer, Attorney at Law, an active member of the Oregon State Bar hereby accepts said appointment as trustee under said Deed of Trust and as Successor Trustee of said Deed of Trust does hereby reconvey, without warranty, to the person or persons legally entitled thereto all the estate now held by him under said Deed of Trust.

Mortgage Electronic Registration Systems, Inc. ("MERS"),
(solely as nominee for Lender, Homecomings Financial
Network, Inc.)
Beneficiary and Current Owner and Holder of the Note

By: Vickie Ingamells
Its: Assistant Secretary

STATE OF IOWA)
: §
COUNTY OF BLACK HAWK)

On January 9, 2004, before me, R. Weber, personally appeared Vickie Ingamells, Assistant Secretary, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

Notary Public

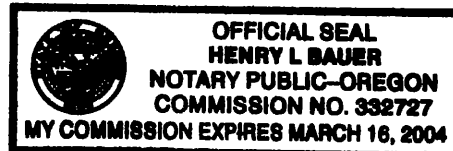
H. STEPHEN BAUER, Attorney at Law,
an active member of the Oregon State Bar

By: *[Signature]*
H. Stephen Bauer

STATE OF OREGON)
: §
COUNTY OF MULTNOMAH)

On JAN 14 2004, personally appeared before me H. Stephen Bauer, Attorney at Law, an active member of the Oregon State Bar, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

[Signature]
Notary Public
State of Oregon
My Commission Expires: _____



MIN: 100062604141936494 MERS Telephone: 1-888-679-6377

R. WEBER
NOTARIAL SEAL - STATE OF IOWA
COMMISSION NUMBER 713988
MY COMMISSION EXPIRES DEC. 10, 2004