

'04 OCT 28 AM 8:12

Vol M04 Page 73765

Document Prepared By:  
**RONALD E. MEHARG**  
When recorded return to:  
**TRUSTEE SERVICES, INC.**  
**PO BOX 2980**  
**SILVERDALE, WA 98383-2980**  
MIN #: 100080190025494766  
VRU Tel#: 888/679-MERS  
Project #: R042MERS  
Reference #: 0001148808

TSORSTR-3 10/13/04

State of Oregon, County of Klamath  
Recorded 10/28/04 8:12 a m  
Vol M04 Pg 73765  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 1



\* 0 0 0 1 1 4 8 8 0 8 \*

Secondary Reference #:

PIN/Tax ID #:

Property Address:

2359 PINEGROVE RD

KLAMATH FALLS, OR 97603

This Space for Recorder's Use Only

L10Z895T

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

WHEREAS, that certain Deed of Trust described below provides that the holder of the Note secured by said Deed of Trust may appoint a successor Trustee thereunder appointed;

NOW THEREFORE, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS"), AS NOMINEE FOR NOVASTAR MORTGAGE, INC., A VIRGINIA CORPORATION, whose address is 1595 SPRINGHILL ROAD, SUITE 310, VIENNA, VA 22182, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint KEVIN P. MORAN, ATTORNEY AT LAW whose address is 9057 WASHINGTON AVENUE NW, SILVERDALE, WA 98383, as successor Trustee; and,

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS"), AS NOMINEE FOR NOVASTAR MORTGAGE, INC., A VIRGINIA CORPORATION hereby acknowledges that the Promissory Note and all other indebtedness secured by the Deed of Trust have been fully satisfied and that the successor trustee mentioned herein is hereby requested to reconvey said Deed of Trust; and,

THEREFORE, KEVIN P. MORAN, ATTORNEY AT LAW as successor Trustee under the below described Deed of Trust, does hereby grant, bargain, sell and reconvey, without warranty, to the person(s) entitled thereto, all right, title and interest in and to the trust property now held by it as Trustee under said Deed of Trust.

Borrower(s): **ROBERT W. SWAFFORD AND JUDY M. FONSECA, AS TENANTS BY THE ENTIRETY**

Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

Loan Amount: **\$95,000.00**

Date of Deed of Trust: **05-05-2004**

Date Recorded: **05-10-2004**

Book: **M04**

Page: **28435**

Instrument Number: **NA**

Comments: **LENDER NOVASTAR MORTGAGE, INC.**

and recorded in the records of KLAMATH County, State of Oregon and more particularly described on said Deed of Trust referred to herein.

IN WITNESS WHEREOF, the undersigned parties have caused these presents to be executed on this date of 10/14/2004.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

Pat Kingston  
PAT KINGSTON  
VICE PRESIDENT

State of GA  
County of FULTON

On this date of 10/14/2004, before me, the undersigned authority, a Notary Public duly commissioned, qualified and acting within and for the aforementioned State and County, personally appeared the within named PAT KINGSTON, known to me (or identified to me on the basis of satisfactory evidence) that he or she is the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A VIRGINIA CORPORATION, and was duly authorized in his or her respective capacity to execute the foregoing instrument for and in the name and in behalf of said corporation and that said corporation executed the same, and further stated and acknowledged that he or she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and official seal on the date hereinabove set forth.

Mary L. Kelly  
Notary Public: **MARY L. KELLY**  
Notary Public-Georgia  
Fulton County  
My Commission Expires Oct. 14, 2007

**KEVIN P. MORAN, ATTORNEY AT LAW**

Kevin P. Moran  
**KEVIN P. MORAN**  
Attorney At Law

State of ~~Oregon~~ **WASHINGTON**  
County of ~~Benton~~ **KITSAP**

On this date of 10.25.04, before me, the undersigned authority, a Notary Public duly commissioned, qualified and acting within and for the aforementioned State and County, personally appeared the within named KEVIN P. MORAN, known to me (or identified to me on the basis of satisfactory evidence) that he is the identical person who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed, for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and official seal on the date hereinabove set forth.

Anna Lisa Anderson  
Notary Public:  
My Commission Expires:

Notary Public  
State of Washington  
Anna Lisa Anderson  
Commission Expires 07-08-08