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Document Prepared By: **Ronald E Meharg, 888-362-9638**

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Vol M05 Page 48189

State of Oregon, County of Klamath

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Vol M05 Pg 48189

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 1

NV 000 0000783092



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CRef#: 06/22/2005 PRef#: R052 BRef#: NV-MERS RC:T.D

ROSC: OR-2625 SC: OR.KLAMATH

MIN #: 100080100035843019

VRU Tel #: 888/679-MERS

Property Address: **500 NORTH 9TH STREET**

KLAMATH FALLS, OR 97601

ORsdr-eR1 01/26/2005

This Space for Recorder's Use Only

L118718

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., whose address is **8140 WARD PARKWAY, SUITE 200, KANSAS CITY, MISSOURI 64114**, 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 N.W., SILVERDALE, WA, 98383**, as successor Trustee; and,

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR NOVASTAR MORTGAGE, INC. 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.

Original Borrower(s): **MARY DIXON, AN UNMARRIED WOMAN**

Original Trustee: **FIRST AMERICAN TITLE**

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

Loan Amount: **\$85,500.00** Date of Deed of Trust: **8/6/2003**

Recording Date: **8/6/2003** Liber/Book #: **03** Folio/Page #: **56933** Document/Instrument #: **N/A**

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

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

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of **06/02/2005**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Pat Kingston
PAT KINGSTON
VICE PRESIDENT

State of **GA**

County of **FULTON**

On this date of **06/02/2005**, 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/she is the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, and was duly authorized in his or her respective capacity to execute the foregoing instrument for and in the name and on behalf of said corporation and that said corporation executed the same, and further stated and acknowledged that they 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.

Notary Public:



MARY L. KELLY
Notary Public - Georgia
Fulton County

My Comm. Expires Oct. 14, 2007

KEVIN P. MORAN, ATTORNEY AT LAW

Kevin P. Moran
Trustee Services, Inc.

State of WASHINGTON

County of KITSAP

On this date of 6-14-05, 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, ATTORNEY AT LAW**, 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.

Notary Public:

My Commission Expires:

Daniel W. Ormerod
Notary Public
State of Washington
DANIEL W. ORMEROD
Commission Expires 06-14-06

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