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State of Oregon, County of Klamath  
Recorded 07/11/05 8:21 a m  
Vol M05 Pg 52393  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 1

128698

WHEN RECORDED, MAIL TO:  
Nationwide Title Clearing  
2100 Alt. 19 North  
Palm Harbor, FL 34683  
L#: W156R 3954001 0618027494

**SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE**

WHEREAS, JOHN A. RIGGS AND KRISTINE A. RIGGS was the original Trustor, **FIRST AMERICAN TITLE** was the original Trustee, and **Washington Mutual Bank** was the original Beneficiary under that certain Deed of Trust dated 01/30/2003 in KLAMATH County, Oregon, under Doc # or Book M03 Page 07170, recorded on 02/05/2003.

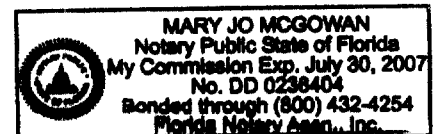
WHEREAS, the undersigned as present Beneficiary, having received full payment on said Deed of Trust and debt and desiring to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes **H. STEPHEN BAUER**, as Trustee under said Deed of Trust and directs the said H. STEPHEN BAUER to reconvey, without warranty, to the parties entitled thereto the estate now held by him under said Deed of Trust.

Dated: 06/27/2005  
**WASHINGTON MUTUAL BANK, FA SUCCESSOR BY MERGER, AS AN OPERATION OF LAW, TO WASHINGTON MUTUAL BANK**

BY: [Signature]  
**CRYSTAL MOORE ASST. VICE PRESIDENT**

STATE OF FLORIDA COUNTY OF PINELLAS  
This instrument was acknowledged before me on  
06/27/2005 by CRYSTAL MOORE  
as ASST. VICE PRESIDENT  
of WASHINGTON MUTUAL BANK, FA SUCCESSOR BY MERGER, AS AN OPERATION OF LAW,  
TO WASHINGTON MUTUAL BANK

MARY JO MCGOWAN (#DD0236404)  
Notary Public/Commission expires 07/30/2007



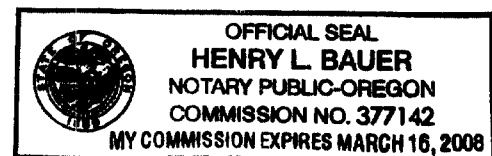
H. STEPHEN BAUER, hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.

BY: [Signature], as Trustee Dated: JUL 05 2005  
**H. STEPHEN BAUER**

STATE OF OREGON COUNTY OF MULTNOMAH  
This instrument was acknowledged before me

on JUL 05 2005 by H. STEPHEN BAUER

[Signature]  
Notary Public



W156R 3954001 CJ470127