

**M05-71862**

Klamath County, Oregon

12/28/2005 08:28:36 AM

Pages 1 Fee: \$21.00

Prepared by Sheila Brown  
Mortgage Electronic Registration Systems  
as nominee for Flagstar Bank, FSB  
5151 Corporate Drive  
Troy, Michigan, 48098

When recorded return to Borrower  
JAMES BEERS, PATRICIA BEERS  
16952 MITCHELL  
LOS GATOS, CA 95032

Loan No. 500313922

**SUBSTITUTION OF TRUSTEE ✓**

THE UNDERSIGNED is the owner and holder of the deed of trust described below 2nd the promissory note/notes secured thereby. The undersigned hereby appoints JOAN H ANDERSON, as successor trustee of said deed of trust, to have all the powers of said original trustee, effective immediately.

**ESCROW No.:**

GRANTOR: JAMES BEERS and PATRICIA BEERS, HUSBAND AND WIFE AS JOINT TENANTS

ORIGINAL TRUSTEE: AMERITITLE

BENEFICIARY: MERS AS NOMINEE FOR THE BOULEVARD FINANCIAL GROUP INC.

DATE: October 08, 2004

RECORDING DATE: October 21, 2004

RECORDING REFERENCE: M04, 71891 ✓

COUNTY OF RECORDING: KLAMATH

STATE OF RECORDING: OREGON

YOU ARE HEREBY DIRECTED, on payment to you of any sums owing to you under the terms of said trust deed of pursuant to statute, to reconvey, without warranty, to the party or parties entitled thereto by the terms of said trust deed, the estate now held by you under the same.

DATED: November 14th, 200

Mortgage Electronic Registration Systems, Inc.  
as nominee for Flagstar Bank, FSB

By \_\_\_\_\_  
Debi Armstrong  
Vice President

State of MICHIGAN  
County of OAKLAND

THIS INSTRUMENT was acknowledged before me on this date of November 14th, 2005 by Debi Armstrong as Vice President of Mortgage Electronic Registration Systems, Inc., as nominee for Flagstar Bank, FSB



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Notary Public T. Vining  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
Date Commission Expires 01/23/2012

T. VINING  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Jan 23, 2012  
ACTING IN THE COUNTY OF

2/15