

**M06-00098**

Klamath County, Oregon

01/04/2006 08:38:33 AM

Pages 2 Fee: \$31.00

Recording Requested By:  
AMERICA'S SERVICING COMPANY

When Recorded Return To:

PHYLLIS ANN WERNER  
2823 BISBEE ST  
KLAMATH FALLS, OR 97603

**SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE**

America's Servicing Company #:1158002597 "WERNER" Lender ID:S50002/011026530 Klamath, Oregon  
**MERS #: 100136300110265302 VRU #: 1-888-679-6377**

The undersigned is the present beneficiary and owner and holder of the Note and the Deed of Trust, Dated: 08/19/2004 made by PHYLLIS ANN WERNER as the original Grantor(s), to REGIONAL TRUSTEE SERVICES CORPORATION, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WMC MORTGAGE CORP., as the original beneficiary, which Deed of Trust was recorded on 08/20/2004 in Book/Reel/Liber: M04 Page/Folio: 55404 as Instrument No.: N/A, in the official records of Klamath County, Oregon

The undersigned HEREBY SUBSTITUTES WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, Trustee in lieu of the above named Trustee under said Deed of Trust.

WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION hereby accepts said appointments as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said Owner and Holder and in accordance with the provisions of said Deed of Trust does hereby reconvey, without any covenant or warranty express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned under said Deed of Trust.

IN WITNESS WHEREOF, the present beneficiary and WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION have caused these presents to be executed by their duly authorized officers on the dates below written.

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. AS NOMINEE FOR WMC  
MORTGAGE CORP.

On December 27th, 2005

By: 

LYDIA HERRERA, Assistant Secretary

By WELLS FARGO FINANCIAL NATIONAL  
BANK, A NATIONAL BANKING  
ASSOCIATION as Trustee

On December 27th, 2005


By: 

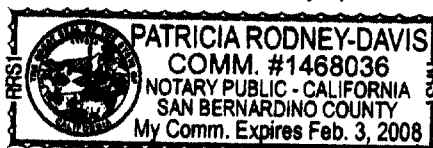
ERIC OCAMPO, TITLE OFFICER

STATE OF California  
COUNTY OF San Bernardino

On December 27th, 2005, before me, PATRICIA RODNEY-DAVIS, a Notary Public in and for San Bernardino in the State of California, personally appeared LYDIA HERRERA, Assistant Secretary, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

  
PATRICIA RODNEY-DAVIS  
Notary Expires: 02/03/2008 #1468036



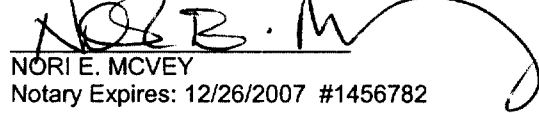
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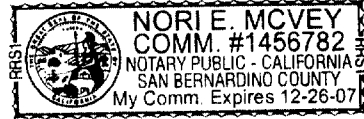
26  
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STATE OF California  
COUNTY OF San Bernardino

On December 27th, 2005, before me, NORI E. MCVEY, a Notary Public in and for San Bernardino in the State of California, personally appeared ERIC OCAMPO, TITLE OFFICER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

  
NORI E. MCVEY  
Notary Expires: 12/26/2007 #1456782



(This area for notarial seal)