

M06-00117

Klamath County, Oregon

01/04/2006 09:03:26 AM

Pages 1 Fee: \$26.00

151143

WHEN RECORDED, MAIL TO:

Nationwide Title Clearing

2100 Alt. 19 North

Palm Harbor, FL 34683

L#: CHAS6 5087723 1969398708

SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

WHEREAS, CHARLES BRANNAN AND LINDA BRANNAN was the original Trustor, **FIRST AMERICAN TITLE** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR BCK CAPITAL INC** was the original Beneficiary under that certain Deed of Trust dated 11/07/2003 in KLAMATH County, Oregon, under Doc # or Book M03 Page 83135 recorded on 11/07/2003 .

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: 12/22/2005

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BCK CAPITAL INC

BY: _____

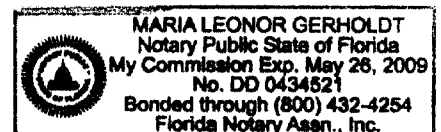
MARY JO MCGOWAN VICE PRESIDENT

STATE OF FLORIDA COUNTY OF PINELLAS

This instrument was acknowledged before me on 12/22/2005 by MARY JO MCGOWAN as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BCK CAPITAL INC

MARIA LEONOR GERHOLDT

Notary Public/Commission expires 05/26/2009



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: HS, as Trustee
H. STEPHEN BAUER

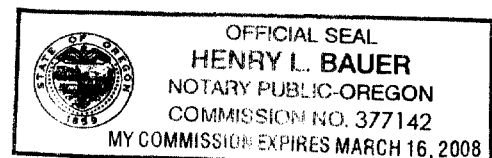
Dated: DEC 28 2005

STATE OF OREGON COUNTY OF MULTNOMAH

This instrument was acknowledged before me

on DEC 28 2005 by H. STEPHEN BAUER

Notary Public



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PWO746735

100052599972609560 MERS PHONE

1-888-679-MERS