

M06-08106

Klamath County, Oregon

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Pages 1 Fee: \$26.00

Document Prepared By:

Ronald E Meharg, 888-362-9638

Recording Requested By:

Midland Mortgage Co.

When Recorded Return To:

DOCX LLC

1111 Alderman Drive, #350

Alpharetta, GA 30005

MID

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CRef#:05/03/2006-PRef#:R058-POF

Date:04/03/2006-Print Batch ID:2196

MIN #: 100025400001103333

MERS Telephone #: 888/679-6377

Property Address:

4306 CLINTON

KLAMATH FALLS, OR 97601

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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"), whose address is **999 N.W. Grand Boulevard, Oklahoma City, OK 73118**, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint **Fidelity National Title Insurance Company** whose address is **1111 Alderman Drive, Ste. #350, Attn: Release Dept., Alpharetta, GA 30005**, as successor Trustee; and,

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") 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, Fidelity National Title Insurance Company 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): **EUGENE G. FERGUSON, A MARRIED MAN**

Original Trustee: **APSEN TITLE & ESCROW, INC., AN OREGON CORPORATION**

Original Beneficiary: **TOWN & COUNTRY MORTGAGE, AN OREGON CORPORATION**

Date of Deed of Trust: **04/08/1987**

Loan Amount: **\$33,330.00**

Recording Date: **05/06/1987** Book: **M87** Page: **7724** Document #: **74265**

and recorded in the official records of the **County of Klamath**, State of **Oregon** 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 **04/19/2006**.

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS")**

Fidelity National Title Insurance Company

Linda Green
Vice President
State of GA
County of Fulton

Jessica Leete
Asst. Vice Pres., Loan Documentation

On this date of **04/19/2006**, before me, the undersigned authority, a Notary Public duly commissioned, qualified and acting within and for the aforementioned State and City/County, personally appeared the within named **Jessica Leete** and **Linda Green**, known to me (or identified to me on the basis of satisfactory evidence) that they are the **Asst. Vice Pres., Loan Documentation** and **Vice President of Fidelity National Title Insurance Company** and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")** respectively, and were duly authorized in their respective capacities to execute the foregoing instrument(s) for and in the name and in behalf of said corporations and that said corporations executed the same, and further stated and acknowledged that they had so signed, executed and delivered said instrument(s) 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:



RAJ PARMAR
Notary Public - Georgia
Fulton County
My Comm. Expires Feb. 26, 2010