M06-08313

Klamath County, Oregon 04/28/2006 09:00:52 AM Pages 2 Fee: \$31.00

Recording Requested By: VERDUGO TRUSTEE SERVICE CORPORATION

When Recorded Return To:

AllNation Title Services 460 Drake Circle Sacramento, CA 95864

<u>SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE</u>
CITIMORTGAGE, INC. #:0770141391 "BALKWILL" Lender ID:3014/722571808 Klamath, Oregon
MERS #: 100026600023045557 VRU #: 1-888-679-6377

The undersigned is the present beneficiary and owner and holder of the Note and the Deed of Trust, Dated: 08/29/2003 made by MATTHEW ROBERT BALKWILL AND KAREN LOUISE BALKWILL, HUSBAND AND WIFE as the original Grantor(s), to FIDELITY RESIDENTIAL SOLUTIONS, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as the original beneficiary, which Deed of Trust was recorded on 09/12/2003 in Book/Reel/Liber: M03 Page/Folio: 68249, in the official records of Klamath County, Oregon

The undersigned HEREBY SUBSTITUTES FIRST AMERICAN TITLE INSURANCE CO. BY IT'S AGENT ALLNATION TITLE SERVICES, Trustee in lieu of the above named Trustee under said Deed of Trust.

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FIRST AMERICAN TITLE INSURANCE CO. BY IT'S AGENT ALLNATION TITLE SERVICES 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 FIRST AMERICAN TITLE INSURANCE CO. BY IT'S AGENT ALLNATION TITLE SERVICES have caused these presents to be executed by their duly authorized officers on the dates below written.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC

On April 19th, 2006

MERHL GIBSON, Vice-President

By FIRST AMERICAN TITLE **INSURANCE CO. BY IT'S AGENT** ALLNATION TITLE SERVICES as

275/18

Trustee On

SARIKA CHAND, ASST SECRETARY AND AUTHORIZED

SIGNATURE

STATE OF Maryland COUNTY OF Frederick

On April 19th, 2006, before me, Jane Eyler, a Notary Public in and for Frederick County, in the State of Maryland, personally appeared MERHL GIBSON, Vice-President who acknowledged himself/herself to be the aforesaid officer of the above named corporation, and that he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as the officer designated therein. In witness whereof I hereunto set my hand and official seal,

WITNESS my hand and official seal,

JANE EYLER Notary Expires: 11/01/2009

Jane Eyler Notary Public Frederick Co., MD

(This area for notarial seal)

STATE OF California

WITNESS my hand and efficial seal,

MARK E. CHADWELL

Notary Expires: 07/15/2009 #1595133

(This area for notarial seal)

