

**M06-12546**

Klamath County, Oregon

06/20/2006 09:04:15 AM

Pages 1 Fee: \$26.00

Document Prepared By:

**Ronald E Meharg, 888-362-9638**

Recording Requested By:

**Wells Fargo Bank, N.A.**

When Recorded Return To:

**DOCX**

**1111 Alderman Drive**

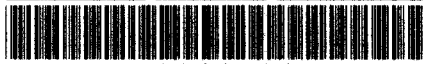
**Suite 350**

**Alpharetta, GA 30005**

**WELLS**

**708**

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\* W E L L S 7 0 8 0 0 3 5 8 4 5 8 2 5 \*

**CRef#:06/17/2006-PRef#:R055-POF**

**Date:05/18/2006-Print Batch ID:4141**

Property Address:

**4316 MARSH HAWK DR.**

**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**, Wells Fargo Bank, National Association, whose address is **2701 WELLS FARGO WAY, X9901-026, MINNEAPOLIS, MN 55467**, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint **Wells Fargo Financial National Bank, a National Banking Association** whose address is **1111 Alderman Drive, Ste. #350, Attn: Release Dept., Alpharetta, GA 30005**, as successor Trustee; and,

**WHEREAS**, Wells Fargo Bank, National Association 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**, Wells Fargo Financial National Bank, a National Banking Association 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): **VICTOR CRAIG RIGGS AND KAREN C. RIGGS, HUSBAND AND WIFE**

Original Trustee: **WELLS FARGO FINANCIAL NATIONAL BANK**

Original Beneficiary: **WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION**

Date of Deed of Trust: **11/19/2003**

Loan Amount: **\$172,800.00**

Recording Date: **11/24/2003** Book: **M03** Page: **86351** Document #: **N/A**

Comments: **WF PRINTED - CURRENT LENDER SAME AS ORIGINAL**

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 **06/15/2006**.

**Wells Fargo Bank, National Association**

**Wells Fargo Financial National Bank, a National Banking Association**

**Linda Green**

**Vice Pres. Loan Documentation**

**State of GA**

**County of Fulton**

**Mary Kelly**

**Title Officer**

On this date of **06/15/2006**, 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 **Mary Kelly** and **Linda Green**, known to me (or identified to me on the basis of satisfactory evidence) that they are the **Title Officer** and **Vice Pres. Loan Documentation** of **Wells Fargo Financial National Bank, a National Banking Association** and **Wells Fargo Bank, National Association** 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

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