

M06-12852

Klamath County, Oregon

06/23/2006 08:32:56 AM

Pages 1 Fee: \$26.00

Recording Requested By:  
WASHINGTON MUTUAL BANK, FA

When Recorded Return To:

Washington Mutual  
PO BOX 45179  
JACKSONVILLE, FL 32232-5179

001343



**SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE**

WASHINGTON MUTUAL - CLIENT 908 #:6103519762 "RICHARDS" Lender ID:F14/419/1669913917 Klamath, Oregon PIF: 05/24/2006

The undersigned is the present beneficiary and owner and holder of the Note and the Deed of Trust, Dated: 12/01/1998 made by DENNIS P RICHARDS AND TRACY L RICHARDS as the original Grantor(s), to AMERITITLE, as the original Trustee, for the benefit of BANK UNITED, as the original beneficiary, which Deed of Trust was recorded on 12/09/1998 in Book/Reel/Liber: M98 Page/Folio: 44887 as Instrument No.: 71076, in the official records of Klamath County, Oregon

The undersigned HEREBY SUBSTITUTES H. STEPHEN BAUER, Trustee in lieu of the above named Trustee under said Deed of Trust.

H. STEPHEN BAUER 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 H. STEPHEN BAUER have caused these presents to be executed by their duly authorized officers on the dates below written.

WASHINGTON MUTUAL BANK, FA  
SUCCESSOR BY MERGER TO BANK  
UNITED, A FEDERAL SAVINGS BANK  
On June 16th, 2006

By:   
J Tate, Lien Release Assistant Secretary

By H. STEPHEN BAUER as Trustee

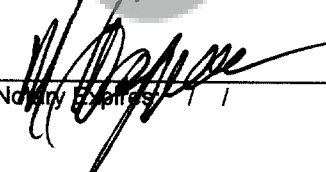
On JUN 20 2006

By:   
H. STEPHEN BAUER, TRUSTEE

STATE OF Florida  
COUNTY OF Duval

On June 16th, 2006, before me, the undersigned, a Notary Public in and for Duval in the State of Florida, personally appeared J Tate, Lien Release Assistant Secretary, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal.

WITNESS my hand and official seal,

  
Notary Public

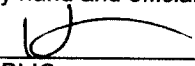


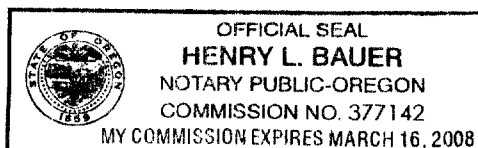
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STATE OF Oregon  
COUNTY OF Multnomah

On JUN 20 2006, before me, HENRY L. BAUER, a Notary Public in and for Multnomah in the State of Oregon, personally appeared H. STEPHEN BAUER, TRUSTEE, 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,

  
NOTARY PUBLIC  
Notary Expires: / /



(This area for notarial seal)

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