

M06-13094

Klamath County, Oregon

06/27/2006 10:30:44 AM

Pages 2 Fee: \$31.00

Send Tax Statements To:

Gilbert and Diana Nelson
24833 Highway 140 East
Bonanza, Oregon 97623

After Recording Return To:

uDEED
2700 East Sunset Road, Suite 5
Las Vegas, Nevada 89120

Prepared By:

uDEED
2700 East Sunset Road, Suite 5
Las Vegas, Nevada 89120

Order No. 110-935835

Assessor's Parcel Number: **3811-V1400-900**

SUBSTITUTION OF TRUSTEE AND
DEED OF RECONVEYANCE

TITLE OF DOCUMENT

Know all Men By These Presents, that the undersigned, **KeyBank National Association**, is the owner and holder of the Deed of Trust executed by **Gilbert L. Nelson and Diana Nelson to KeyBank National Association**, dated **April 4, 2000**, recorded on **April 11, 2000** in the office of **Klamath County, Oregon**, as Volume No. **M00**, Page No. **11850**; and the Promissory Note or Notes secured thereby, conveying the following real property situated in that county:

MORE commonly known as: **24833 Highway 140 East, Bonanza, Oregon 97623**

Said Note or Notes, together with all other indebtedness secured by said Deed of Trust have been fully paid. The undersigned hereby appoints **Daniel Margolin, Esq.** as Successor Trustee of said Deed of Trust and directs it to reconvey to the party or parties entitled thereto all the estate, right, title and interest held by said Trustee under said Deed of Trust. Said Trustee is further directed to cancel said Promissory Note or Notes which have been delivered to said Trustee for that purpose.


As such duly appointed and substituted Trustee, **Daniel Margolin, Esq.**, having received from the beneficiary under the trust deed a written request to reconvey, reciting that the obligation secured by the trust deed has been fully paid and performed, hereby does grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to the described premises by virtue of the trust deed.

In construing this instrument and wherever its context so requires, the singular includes the plural.

IN WITNESS whereof, the undersigned Beneficiary and Trustee have executed this instrument. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by its board of directors.

31✓

WITNESS the hand of said BENEFICIARY:



North American Deed Company, by Aaron Romano, CEO
as Attorney in Fact for KeyBank National Association
Klamath County, Oregon, POA #MO5-64912

STATE OF NEVADA)

COUNTY OF CLARK) ss

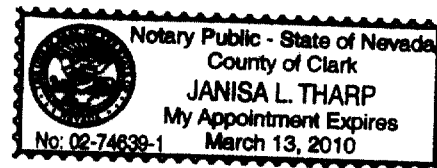
On this 31 day of **March, 2006**, before me personally appeared **Aaron Romano**, personally known to me to be the person whose name is subscribed to the within instrument Substitution of Trustee and Deed of Reconveyance as **CEO** of **North American Deed Company**, the Attorney in Fact for **KeyBank National Association**, and acknowledged that he subscribed the name of **KeyBank National Association** thereto as principal, and his own name as Attorney in Fact.

NOTARY STAMP/SEAL

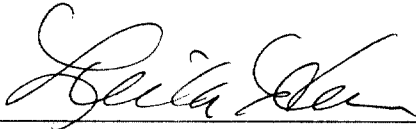
Before Me: 

NOTARY PUBLIC - STATE OF **NEVADA**

My Commission Expires: **March 13, 2010**



WITNESS the hand of said TRUSTEE:



Leila Hansen, as Attorney in Fact for Daniel Margolin, Esq., Trustee
Klamath County, Oregon, POA #MO5-64913

STATE OF NEVADA)

COUNTY OF CLARK) ss

On this 31 day of **March, 2006**, before me personally appeared **Leila Hansen**, personally known to me to be the person whose name is subscribed to the within instrument Substitution of Trustee and Deed of Reconveyance as the **Attorney in Fact** for **Daniel Margolin, Esq., Trustee**, and acknowledged that she subscribed the name of **Daniel Margolin, Esq., Trustee** thereto as principal, and her own name as Attorney in Fact.

NOTARY STAMP/SEAL

Before Me: 

NOTARY PUBLIC - STATE OF **NEVADA**

My Commission Expires: **March 13, 2010**

