

Document Prepared By:
Ronald E Meharg, 888-362-9638
Recording Requested By:
NovaStar Mortgage, Inc.
When Recorded Return To:

DOCX LLC
1111 Alderman Drive
Suite 350
Alpharetta, GA 30005

NV	000	0001771773
----	-----	------------



NV0000001771773
CRef#:08/19/2006-PRef#:R052-POF
Date:07/20/2006-Print Batch ID:6463
MIN #: 100080190045023595
MERS Telephone #: 888/679-6377

Property Address:
500 N 9TH ST
KLAMATH FALLS, OR 97601

ORstdr-eR2.0 06/05/2006 Copyright (c) 2005 by DOCX LLC

2006-017360
Klamath County, Oregon



08/29/2006 01:57:10 PM

Fee: \$31.00

This Space for Recorder's Use Only

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"), AS NOMINEE FOR NOVASTAR MORTGAGE, INC., whose address is **G4318 Miller Rd, Flint, MI 48507**, 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"), AS NOMINEE FOR NOVASTAR MORTGAGE, INC. 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): **MARY DIXON**

Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY O**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

Date of Deed of Trust: **05/13/2005**

Loan Amount: **\$115,000.00**

Recording Date: **05/18/2005** Book: **M05** Page: **36095** Document #: **N/A**

Comments: **ORIGINAL LENDER: NOVASTAR MORTGAGE, INC.**

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 **08/10/2006**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR NOVASTAR MORTGAGE, INC.

Fidelity National Title Insurance Company

PAT KINGSTON
VICE PRESIDENT

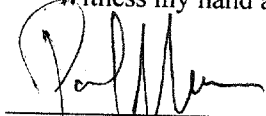
Jessica N. Ohde
Asst. Vice Pres., Loan Documentation

State of **GA**

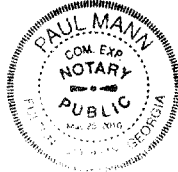
County of **Fulton**

On this date of **08/10/2006**, 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 N. Ohde** and **PAT KINGSTON**, 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")**, **AS NOMINEE FOR NOVASTAR MORTGAGE, INC.** 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:



PAUL MANN
Notary Public - Georgia
Fulton County
My Comm. Expires May 25, 2010