

2006-024966

Klamath County, Oregon



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12/19/2006 09:11:30 AM

Fee: \$26.00

176612

WHEN RECORDED, MAIL TO:

Nationwide Title Clearing

2100 Alt. 19 North

Palm Harbor, FL 34683

L#: CHAS6 7391217 1969406792

SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

WHEREAS, MARK C. EDWARDS AND TAMMY A. EDWARDS was the original Trustor, FIRST AMERICAN TITLE was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. was the original Beneficiary under that certain Deed of Trust dated 12/18/2003 in KLAMATH County, Oregon, under Doc # or Book M03 Page 92109 recorded on 12/19/2003 .

WHEREAS, the undersigned as present Beneficiary, having received full payment on said Deed of Trust and debt and desiring to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes H. STEPHEN BAUER, as Trustee under said Deed of Trust and directs the said H. STEPHEN BAUER to reconvey, without warranty, to the parties entitled thereto the estate now held by him under said Deed of Trust.

Dated: 12/08/2006

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR BCK CAPITAL, INC.

BY:

MARY JO MCGOWAN VICE PRESIDENT

STATE OF FLORIDA COUNTY OF PINELLAS

This instrument was acknowledged before me on 12/08/2006 by MARY JO MCGOWAN as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR BCK CAPITAL, INC.

MARIA LEONOR GERHOLDT

Notary Public/Commission expires 05/26/2009



H. STEPHEN BAUER, hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.

BY:

H. STEPHEN BAUER

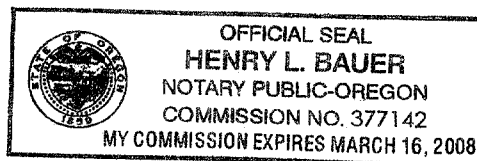
Dated: DEC 15 2006

STATE OF OREGON COUNTY OF MULTNOMAH

This instrument was acknowledged before me

on DEC 15 2006 by H. STEPHEN BAUER

Notary Public



1-888-679-MERS

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100052599977388608 MERS PHONE