

2007-000712

Klamath County, Oregon

Recording Requested By:
AMERICA'S SERVICING COMPANY



When Recorded Return To:

01/16/2007 10:36:09 AM

Fee: \$31.00

CLAUDE E RATCLIFF
5526 AVALON ST
KLAMATH FALLS, OR 97603



SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE

America's Servicing Company #:1300017502 "RATCLIFF" Lender ID:203001/11613078 Klamath, Oregon
MERS #: 100331200000164412 VRU #: 1-888-679-6377

The undersigned is the present beneficiary and owner and holder of the Note and the Deed of Trust, Dated: 07/21/2006 made by CLAUDE E. RATCLIFF AND MARJORIE M. RATCLIFF, HUSBAND AND WIFE as the original Grantor(s), to JULIE MARTIN, A MARYLAND LIMITED LIABILITY COMPANY, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED EQUITY, LLC, as the original beneficiary, which Deed of Trust was recorded on 08/01/2006 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2006-15464 , in the official records of Klamath County, Oregon

The undersigned HEREBY SUBSTITUTES WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, Trustee in lieu of the above named Trustee under said Deed of Trust.

WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION 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 WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION have caused these presents to be executed by their duly authorized officers on the dates below written.

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. AS NOMINEE FOR
UNITED EQUITY, LLC
On January 4th, 2007

By: 
DION CHESSAR, Assistant Secretary


By WELLS FARGO FINANCIAL NATIONAL
BANK, A NATIONAL BANKING
ASSOCIATION as Trustee
On January 4th, 2007

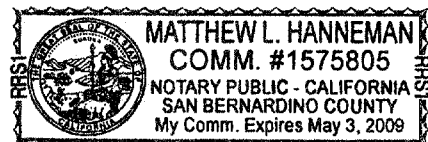
By: 
BONNIE BODINE, TITLE OFFICER

STATE OF California
COUNTY OF San Bernardino

On January 4th, 2007 before me, MATTHEW L. HANNEMAN, Notary Public, personally appeared DION CHESSAR , 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(ies), and that by his/her/their signature(s) 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,


MATTHEW L. HANNEMAN
Notary Expires: 05/03/2009 #1575805




(This area for notarial seal)

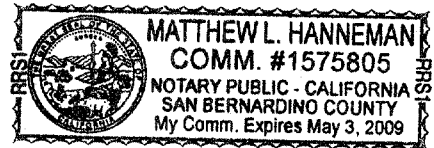
SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE Page 2 of 2

STATE OF California
COUNTY OF San Bernardino

On January 4th, 2007 before me, MATTHEW L. HANNEMAN, Notary Public, personally appeared BONNIE BODINE, 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(ies), and that by his/her/their signature(s) 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,


MATTHEW L. HANNEMAN
Notary Expires: 05/03/2009 #1575805



(This area for notarial seal)