

Document Prepared By:  
**Ronald E Meharg, 888-362-9638**  
Recording Requested By:  
**Option One Mortgage Corporation, Inc.**  
When Recorded Return To:  
**DOCX**  
**1111 Alderman Dr.**  
**Suite 350**  
**Alpharetta, GA 30005**

<b>OPTIO</b>	<b>647</b>	<b>0010333482</b>
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**2007-013501**  
**Klamath County, Oregon**



07/31/2007 10:03:11 AM

Fee: \$31.00

**CRef#:07/27/2007-PRef#:R062-POF**  
**Date:06/27/2007-Print Batch ID:29523**  
**MIN #: 100122200000247665**  
**MERS Telephone #: 888/679-6377**  
Property Address:  
**2361 ORCHARD AVE**  
**KLAMATH FALLS, OR 97601**

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**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., ITS SUCCESSORS AND ASSIGNS**, whose address is **6501 Irvine Center Drive, Irvine, CA 92618**, 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 DR., SUITE 350, ALPHARETTA, GA 30005**, as successor Trustee; and,

**WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ITS SUCCESSORS AND ASSIGNS** 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): **DAVID S WALKER, AN UNMARRIED MAN**

Original Trustee: **FIRST AMERICAN TITLE INSURANCE CO.**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BNC MORTGAGE, INC., A DELAWARE CORPORATION**


Date of Deed of Trust: **11/20/2002**

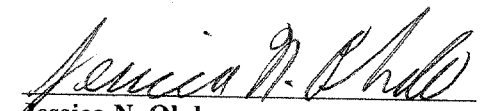
Loan Amount: **\$40,000.00**

Recording Date: **12/03/2002** Book: **M02** Page: **70176** Document #: **n/a**

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 **07/19/2007**.  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ITS SUCCESSORS AND ASSIGNS**  
**Fidelity National Title Insurance Company**

  
\_\_\_\_\_  
**Linda Green**  
Vice President

  
\_\_\_\_\_  
**Jessica N. Ohde**  
Asst. Vice Pres., Loan Documentation

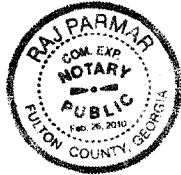
State of **GA**

County of **Fulton**

On this date of **07/19/2007**, 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 **Linda Green**, 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., ITS SUCCESSORS AND ASSIGNS** 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:



RAJ PARMAR  
Notary Public - Georgia  
Fulton County  
My Comm. Expires Feb. 26, 2010