

2007-014632

Klamath County, Oregon



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08/20/2007 11:00:09 AM

Fee: \$26.00

Document Prepared By:

Ronald E Meharg, 888-362-9638

Recording Requested By:

Wells Fargo Bank, N.A.

When Recorded Return To:

DOCX

1111 Alderman Drive

Suite 350

Alpharetta, GA 30005

WELLS

708

0194918728

CRef#:08/24/2007-PRef#:R089-POF

Date:07/25/2007-Print Batch ID:30952

MIN #: 100045800001069622

MERS Telephone #: 888/679-6377

Property Address:

5016 SOUTHVIEW DRIVE

KLAMATH FALLS, OR 97603

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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., whose address is 2701 WELLS FARGO WAY, X9901-11R, MINNEAPOLIS, MN 55467, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint Wells Fargo Financial National Bank, a National Banking Association whose address is 1111 Alderman Drive, Ste. #350, Attn: Release Dept., Alpharetta, GA 30005, as successor Trustee; and,

WHEREAS, Mortgage Electronic Registration Systems, 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, Wells Fargo Financial National Bank, a National Banking Association 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): ANDREW F. SCHMITT AND LUCIANA R. SCHMITT

Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UMPQUA BANK, A CORPORATION

Date of Deed of Trust: 08/19/2004

Loan Amount: \$110,080.00

Recording Date: 08/24/2004 Book: M04Page: 56152-56168 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 08/06/2007. Mortgage Electronic Registration Systems, Inc. Wells Fargo Financial National Bank, a National Banking Association

Linda Green

Vice President

State of GA

County of Fulton

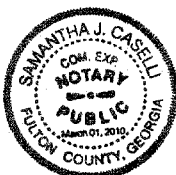
Linda Green

Title Officer

On this date of 08/06/2007, 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 Linda Green and Linda Green, known to me (or identified to me on the basis of satisfactory evidence) that they are the Title Officer and Vice President of Wells Fargo Financial National Bank, a National Banking Association and Mortgage Electronic Registration Systems, 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:



SAMANTHA J. CASELLI  
Notary Public - Georgia  
Fulton County

My Comm. Expires March 01, 2010