

2007-016777

Klamath County, Oregon



00032051200700167770010019

09/25/2007 10:15:49 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	685	0450110
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CRef#:10/05/2007-PRef#:R089-POF
Date:09/05/2007-Print Batch ID:33721
MIN #: 100039283050042782
MERS Telephone #: 888/679-6377
Property Address:
465 ADAMS STREET
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. "MERS", whose address is 2701 WELLS FARGO WAY, X9901-L1R, 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. "MERS" 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): **GOLDIE J. WILBUR, AN UNMARRIED WOMAN**

Original Trustee: **AMERITITLE**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION**

Date of Deed of Trust: **03/26/2002**

Loan Amount: **\$48,615.00**

Recording Date: **04/05/2002** Book: **M02**Page: **20299-20306** 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 **09/12/2007**.

Mortgage Electronic Registration Systems, Inc.
"MERS"

Wells Fargo Financial National Bank, a National
Banking Association

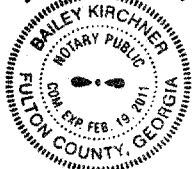
Linda Green
Vice President
State of GA
County of Fulton

Linda Green
Title Officer

On this date of **09/12/2007**, 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. "MERS"** 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:



Bailey Kirchner
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
February 19, 2011