

2007-017427

Klamath County, Oregon

Document Prepared By:
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Recording Requested By:
Option One Mortgage Corporation, Inc.
When Recorded Return To:

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1111 Alderman Dr.

Suite 350

Alpharetta, GA 30005

OPTIO

647

0021667373



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10/08/2007 08:53:42 AM

Fee: \$26.00

CRef#:10/07/2007-PRef#:R062-POF
Date:09/07/2007-Print Batch ID:35151
MIN #: 100122200002588264
MERS Telephone #: 888/679-6377
Property Address:

4646 DOUGLAS 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): **JEREMIAH SAILORS**

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

Original Beneficiary: **FINANCIAL CAPITAL, INC.**

Date of Deed of Trust: **05/15/2006**

Loan Amount: **\$107,350.00**

Recording Date: **05/23/2006** Book: **M06**Page: **10417** 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 **10/01/2007**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ITS SUCCESSORS AND ASSIGNS

Fidelity National Title Insurance Company

Linda Green

Vice President

State of GA

County of Fulton

Jessica N. Ohde

Asst. Vice Pres., Loan Documentation

On this date of **10/01/2007**, 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:



Nchimunya Hamwanza
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
September 4, 2011