

2008-013212

Klamath County, Oregon

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

0197089055



00053647200800132120010016

09/23/2008 10:00:43 AM

Fee: \$26.00

CRef#:10/04/2008-PRef#:R089-POF

Date:09/04/2008-Print Batch ID:59515

MIN #: 100024200007726744

MERS Telephone #: 888/679-6377

Property Address:

5536 STURDIVANT AVENUE

KLAMATH FALLS, OR 97603

ORstdr-eR2.0 07/01/2008 Copyright (c) 2008 by DOCX LLC

This Space for Recorder's Use Only



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 P.O. Box 2026, Flint, MI 48501-2026, 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 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, 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): WILLIAM E MCGINNIS, DENIECE C MCGINNIS

Original Trustee: AMERITITLE

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN BROKERS CONDUIT

Date of Deed of Trust: 03/14/2005

Loan Amount: \$115,000.00

Recording Date: 03/17/2005 Book: M05Page: 17559 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 09/11/2008. Mortgage Electronic Registration Systems, Inc. Fidelity National Title Insurance Company

Pat Kingston
Pat Kingston

Vice President

State of GA

County of Fulton

Linda J. Green
Linda J. Green

Vice Pres. Loan Documentation

On this date of 09/11/2008, 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 Pat Kingston and Linda J. Green, known to me (or identified to me on the basis of satisfactory evidence) that they are the Vice President and Vice Pres. Loan Documentation of Mortgage Electronic Registration Systems, Inc. and Fidelity National Title Insurance Company 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.

Bailey Kirchner
Bailey Kirchner

My Commission Expires: 02/19/2011



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