

2009-003258

Klamath County, Oregon



00061975200900032580020022

03/06/2009 08:06:20 AM

Fee: \$31.00

**When Recorded Mail To:**

Financial Dimensions, Inc.  
1400 Lebanon Church Road  
Pittsburgh, PA 15236

620 373

**OREGON  
SUBSTITUTION OF TRUSTEE  
AND FULL RECONVEYANCE**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC.**, the undersigned beneficiary, under the Deed of Trust described below, hereby appoints, HSBC BANK USA, N.A., AS TRUSTEE, whose address is 1661 Worthington Road Suite 100 West Palm Beach, Florida 33409, as successor Trustee under that certain Deed of Trust.

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC.**

Original Trustor: **RONALD W. DILLON**

Recorded in **KLAMATH County, OREGON on NOVEMBER 30, 2005**

Book: **M05 Page: 70126**

Date of Deed of Trust: **NOVEMBER 21, 2005** Amount of Deed of Trust: **\$ 74,250.00**

Original Trustee: **AMERITITLE**

PROPERTY ADDRESS: **4350 BISBEE ST, KLAMATH FALLS, OR**

APN: **3909-010DC-02300-000**

**LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HEREOF AND MADE A PART HEREOF**

**NOW THEREFORE, HSBC BANK USA, N.A., AS TRUSTEE**, who is the Substitute Trustee of the above described instrument, in consideration of full payment and satisfaction of the debt secured thereunder, acting by and through its officer, Denise A. Marvel, hereby reconveys, releases, and discharges the deed of trust and authorizes and **instructs the clerk or recorder to enter satisfaction of and cancel of record the deed of trust.**

Dated: **FEBRUARY 12, 2009**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, HSBC BANK USA, N.A., AS TRUSTEE INC. ACTING SOLELY AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC.**

**SUBSTITUTE TRUSTEE by it's attorney-in-fact  
Ocwen Loan Servicing, LLC**

By: \_\_\_\_\_

Name: **Scott W. Anderson**

Title: **Vice President**

By: \_\_\_\_\_

Name: **Denise A. Marvel**

Title: **Manager of Document Control and  
Contract Management**

**Power of Attorney Recorded on: JUNE 25, 2007**

State of Florida, County of Palm Beach

**Instrument number : 2007-011323**

On **FEBRUARY 12, 2009**, before me, the undersigned Notary Public, personally appeared **Scott W. Anderson, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC.**, and **Denise A. Marvel, Manager of Document Control and Contract Management of Ocwen Loan Servicing, LLC attorney in fact for HSBC BANK USA, N.A., AS TRUSTEE** and both being personally known to me to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their respective authorized capacities as Vice President and Manager of Document Control and Contract Management, and that by their signatures on the instrument, the parties upon behalf of which the persons acted, executed the instrument.

Notary Public \_\_\_\_\_

PREPARED BY: **Maria Alvarez**  
**OCWEN LOAN SERVICING, LLC**  
1661 Worthington Road Suite 100  
West Palm Beach, Florida 33409  
97626036831  
Investor # 2538

NOTARY PUBLIC-STATE OF FLORIDA  
**Leticia N. Arias**  
Commission #DD737904  
Expires: **NOV. 29, 2011**  
BOLTED THRU ATLANTIC BONDING CO., INC.

97626036831

**EXHIBIT "A"**

THE EAST 175 FEET OF THE SOUTH 60 FEET OF LOT 5 IN BLOCK 3,  
SECOND ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON. ....