

2009-007004

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



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05/19/2009 09:21:19 AM

Fee: \$26.00

WELLS	708	0195178397
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CRef#:05/27/2009-PPref#:R089-POF
 Date:04/27/2009-Print Batch ID:79495
 MIN #: 100045800001073947
 MERS Telephone #: 888/679-6377
 Property Address:
2110 WIARD STREET
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 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 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): **MARTIN SANCHEZ AND PAULA SANCHEZ**Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UMPQUA BANK**Date of Deed of Trust: **09/09/2004**Loan Amount: **\$55,200.00**Recording Date: **09/15/2004** Book: **M04** Page: **61502-61516** 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 05/05/2009.

Mortgage Electronic Registration Systems, Inc.

Wells Fargo Financial National Bank, a National
 Banking Association

Renee Gaglione
 Vice President

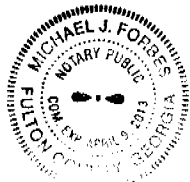
Christina Huang
 Title Officer

State of GA
 County of Fulton

On this date of 05/05/2009, before me the undersigned authority, personally appeared Renee Gaglione and Christina Huang, personally known to me to be the persons whose names are subscribed on the within instrument as the Vice President and Title Officer of Mortgage Electronic Registration Systems, Inc., a corporation and Wells Fargo Financial National Bank, a National Banking Association, a corporation, respectively, who, both being by me duly affirmed, acknowledged to me that they, being authorized to do so, in the respective capacities therein stated, executed the within instrument for and on behalf of the corporations, as its free and voluntary act and deed, for the consideration, uses and purposes therein contained.

Witness my hand and official seal on the date hereinabove set forth.

Notary Public: **Michael J. Forbes**
 My Commission Expires: **04/09/2013**



Michael J. Forbes
 NOTARY PUBLIC
 Fulton County
 State of Georgia
 My Commission Expires
 April 9, 2013