

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	0194352795
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CRef#:09/03/2009-PRef#:R089-POF
Date:08/04/2009-Print Batch ID:88994
MIN #: 100045800001062106
MERS Telephone #: 888/679-6377
Property Address:
3333 COUNTRY LANE
KLAMATH FALLS, OR 97603

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2009-011081

Klamath County, Oregon



00071221200900110810020029

08/18/2009 11:28:18 AM

Fee: \$31.00

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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): **JOHN W. SPRADLEY AND SYDNEY L. SPRADLEY**

Original Trustee: **AMERITITLE**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UMPQUA BANK**

Date of Deed of Trust: **06/16/2004**

Loan Amount: **\$200,000.00**

Recording Date: **06/18/2004** Book: **M04** Page: **39476** 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 08/10/2009.

Mortgage Electronic Registration Systems, Inc.

Brenten Sansone
Vice Pres. Loan Documentation

Wells Fargo Financial National Bank, a National Banking Association

Rita Knowles
Title Officer

State of GA

County of **Fulton**

On this date of **08/10/2009**, before me the undersigned authority, personally appeared **Brenten Sansone** and **Rita Knowles**, personally known to me to be the persons whose names are subscribed on the within instrument as the **Vice Pres. Loan Documentation** 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: **Chris M. Ivey**

My Commission Expires: **04/13/2013**



Chris M. Ivey
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
April 13, 2013

Unofficial
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