

2009-011391

Klamath County, Oregon



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Fee: \$31.00

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 936 0258046564

CRef#:08/27/2009-PRef#:R055-POF

Date:07/28/2009-Print Batch ID:89574

MIN #: 100026300002327288

MERS Telephone #: 888/679-6377

Property Address:

6740 MILBERT AVE

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): **TODD G FLOCCHINI AND GIAN Y CHRISTMAS, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY.**

Original Trustee: **REGIONAL TRUSTEE SERVICES CORPORATION.**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GN MORTGAGE CORPORATION.**

Date of Deed of Trust: **01/02/2003**

Loan Amount: **\$110,000.00**

Recording Date: **01/07/2003** Book: **M03** Page: **01077** 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 **08/17/2009**.

**Mortgage Electronic Registration Systems, Inc.**

**Wells Fargo Financial National Bank, a National Banking Association**

  
**Christina Huang**  
Assistant Secretary

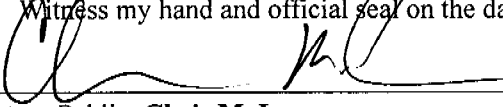
  
**Korell Harp**  
Title Officer

State of **GA**

County of **Fulton**

On this date of **08/17/2009**, before me the undersigned authority, personally appeared **Christina Huang** and **Korell Harp**, personally known to me to be the persons whose names are subscribed on the within instrument as the **Assistant Secretary 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**