

2009-011698

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 0200950988**



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09/01/2009 09:02:47 AM

Fee: \$31.00

**CRef#:09/18/2009-PRef#:R089-POF**  
**Date:08/19/2009-Print Batch ID:90314**  
**MIN #: 100245400024151339**  
**MERS Telephone #: 888/679-6377**  
Property Address:

**7460 RUTH DRIVE**

**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): **NICK A FIGUEROA, A MARRIED MAN**

Original Trustee: **NORTHWEST TRUSTEE SERVICES**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNION FEDERAL BANK OF INDIANAPOLIS**

Date of Deed of Trust: **01/05/2006**

Loan Amount: **\$162,316.00**

Recording Date: **01/06/2006** Book: **M/A** Page: **M/A** Document #: **M06-00350**

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 **08/24/2009**.

**Mortgage Electronic Registration Systems, Inc.**

**Rita Knowles**

**Vice Pres. Loan Documentation**

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

**Christina Huang**  
**Title Officer**

State of **GA**

County of **Fulton**

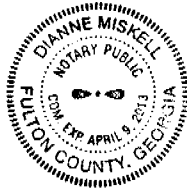
On this date of **08/24/2009**, before me the undersigned authority, personally appeared **Rita Knowles** and **Christina Huang**, personally known to me to be the persons whose names are subscribed on the within instrument as the **Vice Pres. Loan Documentation** and **Title Officer of Mortgage Electronic 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: **Dianne Miskell**

My Commission Expires: **04/09/2013**



**Dianne Miskell**  
**NOTARY PUBLIC**  
**Fulton County**  
**State of Georgia**  
**My Commission Expires**  
**April 9, 2013**