

Recording Requested By:
Wells Fargo Bank, N.A.
When Recorded Return To:
DOCX
1111 Alderman Drive
Suite 350
Alpharetta, GA 30005

WELLS 708 0203130687

CRef#:11/29/2009-PPref#:R089-POF
Date:10/30/2009-Print Batch ID:97611
MIN #: 100301206102024855
MERS Telephone #: 888/679-6377
Property Address:

10347 MERLIN WAY
KLAMATH FALLS, OR 97601

ORstdr-eR2.0 11/17/2009 Copyright (c) 2009 by DOCX LLC

2009-015240

Klamath County, Oregon



00076156200900152400010018

12/02/2009 09:14:00 AM

Fee: \$42.00

This Space for Recorder's Use Only



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): **RONALD R. ALFONZO AND PATRICIA A. ALFONZO, HUSBAND AND WIFE AS JOINT TENANTS**

Original Trustee: **AMERITITLE**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DIABLO FUNDING GROUP, INC. DBA BAY BANCORP**

Date of Deed of Trust: **10/06/2006**

Loan Amount: **\$300,000.00**


Recording Date: **10/16/2006** Book: **2006** Page: **020752** 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 **11/20/2009**.
Mortgage Electronic Registration Systems, Inc.

Wells Fargo Financial National Bank, a National Banking Association


Christina Huang
Assistant Secretary


Rita Knowles
Title Officer

State of GA
County of **Fulton**

On this date of **11/20/2009**, before me the undersigned authority, personally appeared **Christina Huang** and **Rita Knowles**, 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: **Dianne Miskell**
My Commission Expires: **04/09/2013**



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