

2010-002364

Klamath County, Oregon

Recording Requested By:
USAA FEDERAL SAVINGS BANK
When Recorded Return To:
DOCX LLC
1111 Alderman Drive
Ste #350
Alpharetta, GA 30005



00080115201000023640010010

02/17/2010 01:44:58 PM

Fee: \$37.00

CRef#:03/04/2010-PRef#:R060-POF
Date:02/02/2010-Print Batch ID:103835
Property Address:
1406 W RIDGE DR
KLAMATH FALLS, OR 97601

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

This Space for Recorder's Use Only



SUBSTITUTION OF TRUSTEE

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 to any Trustee thereunder appointed;

NOW THEREFORE, **USAA FEDERAL SAVINGS BANK("USAA FSB")** whose address is **10750 McDermott Freeway, San Antonio, TX 78288**, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint **Fidelity National Title Insurance Company**, whose address is **1111 Alderman Drive, Ste. #350, Attn: Release Dept., Alpharetta, GA 30005**, as successor Trustee.

USAA FEDERAL SAVINGS BANK("USAA FSB"), 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.

Original Trustor(s): **SCOTT M. NIEMAN AND OLENA NIEMAN, JOINING HEREIN AS OWNER, NOT AS BORROWER, HUSBAND AND WIFE**

Original Trustee: **MICHAEL G. MAGNUS, ESQ.**

Original Beneficiary: **USAA FEDERAL SAVINGS BANK ("USAA FSB") LENDER IS BENEFICIARY**

Date of Deed of Trust: **10/25/2006**

Loan Amount: **\$75,299.00**

Recording Date: **11/17/2006** Book: **NA** Page: **NA** Document #: **2006-023067**

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 **02/10/2010**.

USAA FEDERAL SAVINGS BANK("USAA FSB")

Rita Knowles

Authorized Signer

State of **GA**

County of **Fulton**

On this date of **02/10/2010**, before me the undersigned authority, personally appeared **Rita Knowles**, personally known to me to be the person whose name is subscribed as the **Authorized Signer** of **USAA FEDERAL SAVINGS BANK("USAA FSB")**, a corporation, on the within instrument, who, being duly affirmed, acknowledged to me that he/she, being authorized to do so, in the capacity therein stated, executed the within instrument for and on behalf of the corporation, 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