

2010-010569

Klamath County, Oregon



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09/07/2010 08:58:19 AM

Fee: \$47.00

When Recorded Mail To:

Financial Dimensions, Inc.
1400 Lebanon Church Road
Pittsburgh, PA 15236

543606

OREGON

**SUBSTITUTION OF TRUSTEE
AND FULL RECONVEYANCE**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN BROKERS CONDUIT, the undersigned beneficiary, under the Deed of Trust described below, hereby appoints, **HSBC BANK USA, NATIONAL ASSOCIATION , AS TRUSTEE** , whose address is 1661 Worthington Road Suite 100 West Palm Beach, Florida 33409, as successor Trustee under that certain Deed of Trust.

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN BROKERS CONDUIT**

Original Trustor: **MARCUS S. WAITS**

Recorded in **KLAMATH County, OREGON on 06/28/2006**

~~Book:~~ **Instrument # 17: Page MDG-13235**

Date of Deed of Trust: **JUNE 22, 2006** Amount of Deed of Trust: **\$ 38,700.00**

Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**

PROPERTY ADDRESS: **3128 LAVERNE AVENUE, KLAMATH FALLS, OR**

APN: **3909-010CA-02800/R543585**

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HEREOF AND MADE A PART HEREOF

NOW THEREFORE, HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, who is the Substitute Trustee of the above described instrument, in consideration of full payment and satisfaction of the debt secured thereunder, acting by and through its officer, Christina Carter, hereby reconveys, releases, and discharges the deed of trust and authorizes and **instructs the clerk or recorder to enter satisfaction of and cancel of record the deed of trust.**

Dated: **AUGUST 10, 2010**

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR AMERICAN BROKERS CONDUIT**

By: 

Name: **Scott W. Anderson**

Title: **Vice President**

**HSBC BANK USA, N.A., AS TRUSTEE
SUBSTITUTE TRUSTEE by its attorney-in-fact
Ocwen Loan Servicing, LLC**

By: 

Name: **Christina Carter**

Title: **Account Management, Manager**

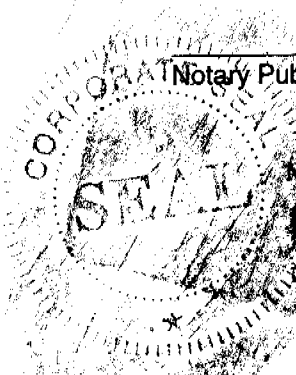
Power of Attorney Recorded on: JUNE 25, 2007

Instrument number: 2007-011323

State of Florida, County of Palm Beach

On **AUGUST 10, 2010**, before me, the undersigned Notary Public, personally appeared **Scott W. Anderson**, Vice President of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN BROKERS CONDUIT**, and **Christina Carter**, Account Management, Manager of **Ocwen Loan Servicing, LLC** attorney in fact for **HSBC BANK USA, NATIONAL ASSOCIATION , AS TRUSTEE** and both being personally known to me to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their respective authorized capacities as Vice President and Account Management, Manager, and that by their signatures on the instrument, the entities upon behalf of which the persons acted, executed the instrument.

PREPARED BY: **Patricia Nicholas**
OCWEN LOAN SERVICING, LLC
1661 Worthington Road Suite 100
West Palm Beach, Florida 33409
97653665031
Investor # 2603

 Notary Public, Leticia N. Arias

NOTARY PUBLIC-STATE OF FLORIDA
Leticia N. Arias
Commission # **DD737904**
Expires: **NOV. 29, 2011**
BONDED THRU ATLANTIC BONDING CO., INC.

97653665031

EXHIBIT "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A portion of Lots 1 and 2, Block 5 of Third Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 99.85 feet West from the Northeast corner of Lot 1, in Block 5 of Third Addition to Altamont Acres in Klamath County, Oregon, as platted and recorded; thence running South 238.9 feet to the North line of Lot 3 in said Block 5; thence at right angles West along the said North line of Lot 3, a distance of 99.85 feet; thence at right angles North a distance of 238.9 feet to the North line of said Lot 1, in Block 5; thence at right angles East along said North line of said Lot 1, a distance of 99.85 feet to the point of beginning, being an equal one-third part of Lots 1 and 2, Block 5 of Third Addition to Altamont Acres.