

2010-011814

Klamath County, Oregon



00091265201000118140010018

10/06/2010 08:46:09 AM

Fee: \$42.00

501366762 JAMES A WELLS and ANDREA H WELLS

**SUBSTITUTION OF TRUSTEE &  
DEED OF FULL RECONVEYANCE**

Mortgage Electronic Registration Systems as nominee for Flagstar Bank, FSB is the Owner and holder of the Note secured by the Deed of Trust, dated 02/27/2007 made by JAMES A WELLS and ANDREA H WELLS as Grantor(s), to FIRST AMERICAN TITLE OF OREGON, as Trustee, for the benefit of Mortgage Electronic Registration Systems, as nominee for BCK CAPITAL INC which Deed of Trust was recorded 03/05/2007, in the office of the County Recorder of KLAMATH county, Oregon, in Book# , Page# as Document 2007-003684,

Hereby substitutes Gerald D. Wygant, Attorney at Law as Trustee in lieu of the above named Trustee under said Deed Of Trust.

Gerald D. Wygant Hereby accepts said appointment as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said Owner and Holder and in accordance with the provisions of said Deed of Trust does hereby reconvey, without any covenant or warranty express or implied to the person or persons legally entitled thereto, all of the estate held by the undersigned under said Deed of Trust.

IN WITNESS WHEREOF, Mortgage Electronic Registration Systems as nominee for Flagstar Bank, FSB and Gerald D. Wygant have caused these presents to be executed by their duly authorized officers on the date below written.

Mortgage Electronic Registration Systems Gerald D. Wygant  
as nominee for Flagstar Bank, FSB

By: Barbara Scott  
Barbara Scott  
Vice President

By: Gerald D. Wygant  
Gerald D. Wygant  
Successor-Trustee

STATE OF MICHIGAN, COUNTY of OAKLAND )ss.  
Date 09/22/2010

Personally appeared before me Barbara Scott, who duly sworn, did say that he/she is the Vice President of Mortgage Electronic Registration Systems as nominee for Flagstar Bank, FSB, and that said instrument was signed on behalf of said corporation by authority of its board of directors; and acknowledged said instrument to be its voluntary act and deed.

Marie Carter  
Marie Carter  
My commission expires 10/05/2012

**MARIE CARTER**  
NOTARY PUBLIC, WAYNE COUNTY, MI  
My Commission Expires 10/05/2012  
Acting in Oakland County, MI

STATE OF OREGON, County of Multnomah ) ss.

Personally appeared before me Gerald D. Wygant and acknowledged the foregoing instrument to be his voluntary act and deed.

Kari Burnett  
NOTARY PUBLIC

AFTER RECORDING RETURN TO:

JAMES A WELLS, ANDREA H WELLS  
7531 ROBERTA  
KLAMATH FALLS, OR 97603

