

2012-001312

Klamath County, Oregon



00113583201200013120030034

02/06/2012 09:11:55 AM

Fee: \$52.00

Recording Office

**RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

**After recording return to:**

ORS 205.234(1)(c)

INDECOMM GLOBAL SERVICES

2925 COUNTRY DRIVE

SAINT PAUL, MN 55117

**1. Title(s) of the transaction(s)**

ORS 205.234(1)(a)

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

**2. Direct party(ies) / grantor(s)**

Name(s) &amp; Address(es)

ORS 205.234(1)(b)

PHH Mortgage Corp. f.k.a. Cendant Mortgage Corpo.

1 Mortgage Way, MS SV03, Mount. Laurel, New Jersey, 08054

U.S. BANK NATIONAL ASSOCIATION, BENEFICIARY

6000 Atrium Way, Mount Laurel, NJ 08054

First American Title Insurance Company (suc tru)

181 East 5600 South #330 Liberty Hall Bldg, Murray, UT 874107

**3. Indirect party(ies) / grantee(s)**

Name(s) &amp; Address(es)

ORS 205.234(1)(b)

First American Title Insurance Company (suc tru)

181 East 5600 South #330 Liberty Hall Bldg, Murray, UT 874107

AMY CATHLE BORTZ

3953 CLINTON AVENUE, KLAMATH FALLS, Oregon, 97603

MAX DARROL BORTZ

3953 CLINTON AVENUE, KLAMATH FALLS, Oregon, 97603

**4. True and actual consideration:**

ORS 205.234(1) Amount in dollars or other

\$

Other:

**5. Send tax statements to:**

ORS 205.234(1)(e)

**6. Satisfaction of lien, order, or warrant:**

ORS 205.234(1)(f)



FULL



PARTIAL

**7. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$

**8. Previously recorded document reference:****9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book \_\_\_\_\_ and page \_\_\_\_\_, or as fee number \_\_\_\_\_."

**When Recorded Mail To:**

Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117

**Prepared By:** Donna Kurzhal  
Mortgage Service Center  
1 Mortgage Way, MS SV03  
Mt. Laurel, New Jersey USA  
08054-5452

Loan#: 0004158101

Invoice#: E1921849

CostCenter#: USR

Package#: 77502128

Document#: 2408659

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

**First American Title Insurance Company, a Corporation** who's address is **181 East 5600 South #330 Liberty Hall Bldg. Murray, UT 84107**, is hereby appointed successor trustee under that certain Deed of Trust described below:

Borrowers: **AMY CATHLE BORTZ / MAX DARROL BORTZ**

Original Beneficiary: **U.S. BANK NATIONAL ASSOCIATION** as having the address of **6000 Atrium Way, Mt Laurel, NJ 08054**

Original Trustee: **FIRST AMERICAN TITLE INSURANCE CO.**

Loan Amount: **\$57462.00**

Date of Deed of Trust: **August 3, 1998**

Date Recorded: **August 11, 1998**

Book/Page: **M98 / 29451**

Document Number: **64280**

Filed for record in **Klamath County, State of Oregon**

Whereas, the undersigned is the owner of the beneficial interest under said Deed of Trust, and the legal owner and holder of the Deed of Trust Note, that said interest has not been transferred, hypothecated or otherwise acquired by any party or parties. Said Note, together with all other indebtedness secured by said Deed of Trust, have been fully paid and satisfied, **First American Title Insurance Company, a Corporation**, is hereby requested and directed to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all that estate now held by the Successor Trustee.

**First American Title Insurance Company, a Corporation**, as Successor Trustee under the herein above described Deed of Trust, does hereby grant, bargain, sell and reconvey, without warrant, 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.

On this date of **24th** day of **January, 2012**

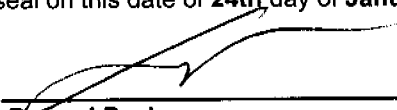
**PHH MORTGAGE CORPORATION f.k.a. CENDANT MORTGAGE CORPORATION**



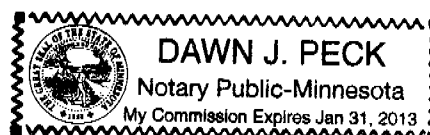
**Sandy Kinnunen, Assistant Vice President**

State of **Minnesota**, County of **Ramsey**

On **January 24, 2012** before me, a **Notary Public** qualified for said county, personally came **Sandy Kinnunen** known to me to be the **Assistant Vice President** for **PHH MORTGAGE CORPORATION f.k.a. CENDANT MORTGAGE CORPORATION** that signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed, for the uses and purposes therein mentioned and on oath state that he/she is authorized to execute the said instrument. WITNESS my hand and official seal on this date of **24th** day of **January, 2012**



**Dawn J Peck**



**Notary Public** in and for State of **Minnesota**

My Commission Expires: **January 31, 2013**

Residing at **Anoka County, Minnesota**

**First American Title Insurance Company, a Corporation**



**Galen R. Mamutreey, Authorized Agent**

State of Ut, County of Salt Lake

On this date of 1/30/12 before me, a **Notary Public** qualified for said county, personally came Galen P. Monnustrey, known to me that he/she is the Authorized Agent respectively of **First American Title Insurance Company, a Corporation**

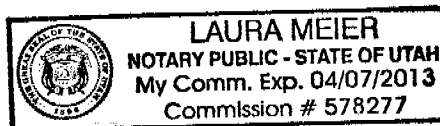
, **Successor Trustee** and is duly authorized in his/her respective capacity to execute the foregoing instrument for and in the name and on behalf of said corporation and that said corporation executed the same, and further stated and acknowledged that he/she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

WITNESS my hand and official seal on the date hereinabove set forth.

Laura Meier

Notary Public in and for State of Ut

Residing at Salt Lake County, Ut



\*U02408659\*

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