

2012-003161

Klamath County, Oregon

Recording Requested By:
T.D. Service Company



00115823201200031610020021

And When Recorded Mail To:
T.D. Service Company
4000 W Metropolitan Dr Ste 400
Orange, CA 92868

03/27/2012 09:36:07 AM

Fee: \$42.00

DEED OF RECONVEYANCE

Customer#: 686 Service#: 3706372RL1



Loan#: 0012481768

Payoff Date: 02/27/12

THE UNDERSIGNED, as trustee under that certain deed of trust described below, conveying real property situated in said county and more fully described in said Deed Of Trust, having received from the beneficiary under said deed of trust a written request to reconvey, reciting that the obligation secured by said deed of trust has been fully paid and performed, hereby does grant, bargain, sell, and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to said described premises by virtue of said deed of trust.

Original Borrower: JOSEPH F. SPURLOCK, A SINGLE MAN, 233 ANGELA COURT, KLAMATH FALLS, OR 97601-0000 "See attached Exhibit A - Lost Assignment Affidavit"

Original Beneficiary: FIRST FRANKLIN A DIVISION OF NAT CITY BANK OF IN

Current Beneficiary: PNC BANK, NATIONAL ASSOCIATION

Deed of Trust Dated: JULY 28, 2005

Recorded on: AUGUST 01, 2005 as Instrument No. --- in Book No. M05 at Page No. 59975

Property Address: 233 ANGELA COURT, KLAMATH FALLS, OR 97601-0000

County of KLAMATH, State of OREGON.

IN WITNESS WHEREOF, the undersigned trustee has executed this instrument, if the undersigned is a corporation, it has caused its corporate name to be signed hereunto by its officer duly authorized thereunto by order of its Board of Directors. Dated: MARCH 20, 2012

CHRISTOPHER C. DORR, OSBA #992526, C/O MAGNUMWERKS, INC. 16245 NW MCNAMEE, PORTLAND, OR 97231-0000

By:

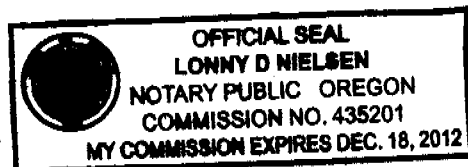
Christopher C. Dorr, OSBA# 992526

State of OREGON }
County of MULTNOMAH } ss.

On 3/30/12, before me, **Lonny D. Nielsen**, a Notary Public, personally appeared **Christopher C. Dorr**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

(Notary Name): **Lonny D. Nielsen**
My commission expires: 12/18/2012



PREPARED BY: T.D. Service Company, 4000 W Metropolitan Dr Ste 400
Orange, CA 92868, MARY ANN CRISTOBAL

Recording Requested &
Prepared By:
T. D. Service Company
MARY ANN CRISTOBAL
4000 W. Metropolitan Dr, 4th Fl
Orange, CA 92868

And When Recorded Mail To:
T. D. Service Company
4000 W. Metropolitan Dr, 4th Fl
Orange, CA 92868

EXHIBIT A - LOST ASSIGNMENT AFFIDAVIT

Cust #: 686 SERVICE #: 3706372RL1 Loan #: 0012481768

THE UNDERSIGNED being the proper and authorized officer of **PNC BANK, NATIONAL ASSOCIATION BY SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY IN FACT**, its successors and assigns doing business, at **C/O SELECT PORTFOLIO SERVICING, 10401 DEERWOOD PARK, BLVD JACKSONVILLE, FL 32256** being first duly sworn states as follows:

THAT **PNC BANK, NATIONAL ASSOCIATION BY SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY IN FACT** is the current rightful owner and holder of the Note and Deed of Trust/Mortgage as described dated on **7/28/2005**, a Note and Deed of Trust/Mortgage given by original mortgagor **JOSEPH F. SPURLOCK, A SINGLE MAN** to original mortgagee **FIRST FRANKLIN A DIVISION OF NAT CITY BANK OF IN**, in the amount of **\$40000** recorded on **8/1/2005**, Document Number ---, in Book **M05**, page **59975**, in the Official Records of **KLAMATH** State of **OREGON**. Said Deed of Trust/Mortgage encumbered the following described real property:
Property Address: **233 ANGELA COURT, KLAMATH FALLS, OREGON 97601**

SAID Note and Deed of Trust/Mortgage and was subsequently sold and purportedly assigned to **PNC BANK, NATIONAL ASSOCIATION**.

THAT required Assignment by **First Franklin Financial Corporation** (Assignor) to **PNC BANK, NATIONAL ASSOCIATION** (Assignee), has not been recorded and the original has been lost or misplaced. THAT said **PNC BANK, NATIONAL ASSOCIATION BY SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY IN FACT**, is recording this Affidavit for the purpose of claiming its ownership of the Note and Deed of Trust/Mortgage.

After a diligent search **PNC BANK, NATIONAL ASSOCIATION BY SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY IN FACT** has been unable to locate any of agents or officers of **First Franklin Financial Corporation** (Assignor).

Date: **MAR 16 2012**

PNC BANK, NATIONAL ASSOCIATION BY SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY IN FACT

By: 
Connie Almaguer-Carrillo, Assistant Secretary

STATE: **CALIFORNIA**
COUNTY: **ORANGE**

On **MAR 16 2012**, before me, **Laurence F. Lim**, a Notary Public, personally appeared **Connie Almaguer-Carrillo**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the ~~within instrument and acknowledged to me that he/she/they~~ executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct. Witness my hand and official seal.


Notary Name: **Laurence F. Lim**

