## 2012-003161 Klamath County, Oregon

Recording Requested By: T.D. Service Company

00115823201200031610020034

03/27/2012 09:36:07 AM

Fee: \$42.00

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

## **DEED OF RECONVEYANCE**

Customer#: 686	Service#: 3706372RL1					Ш
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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: MAZU 20, 2012

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

By: Christopher C. Day OSDA + 002 SOC

Christopher C. Dorr, OSBA# 992526

State of County of OREGON MULTNOMAH

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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 LONNY D NIELSEN
NOTARY PUBLIC OREGON
COMMISSION NO. 435201
MY COMMISSION EXPIRES DEC. 18, 2012

OFFICIAL SEAL

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 1 6 2012
PNC BANK, NATIONAL ASSOCIATION BY SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY IN FACT

Connie Almaguer-Carrillo, Assistant Secretary

STATE: CALIFORNIA COUNTY: ORANGE

MAR 1 6 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 asknowledged 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.

> LAURENCE F. LIM COMM. # 1801588 OTARY PUBLIC CALIFORNIA ORANGE COUNTY My comm. expires July 6, 2012