

2012-003458

Klamath County, Oregon



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04/03/2012 11:44:09 AM

Fee: \$42.00

WHEN RECORDED, MAIL TO:

Flagstar Bank
C/O NTC 2100 Alt. 19 North
Palm Harbor, FL 34683

Loan #0500985935

SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

MERS Address: Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, Michigan, 48501-2026

WHEREAS, **TROY D. JOHNSON AND MARGARET I. JOHNSON** whose address is 785 HOMEDALE RD KLAMATH FALLS, OR 97603 was the original Trustor, **FIRST AMERICAN TITLE OF OREGON** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC** was the original Beneficiary under a certain Deed of Trust dated 02/10/2006 in KLAMATH County, Oregon, under Document # M06-02676 or Book , Page , recorded on 02/10/2006.

Property commonly known as: 785 HOMEDALE RD, KLAMATH FALLS, OR 97603

WHEREAS, the undersigned as present Beneficiary, having received full payment on said Deed of Trust and debt, and desiring to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes **Henry L. Bauer**, as Trustee under said Deed of Trust and directs said **Henry L. Bauer** to reconvey, without warranty, to the parties entitled thereto the estate now held by him under said Deed of Trust.

Dated on 03/ 20 /2012 (MM/DD/YYYY)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR BCK CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS

By: **ASHLEY BRABAND VICE PRESIDENT**

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 03/ 20 /2012 (MM/DD/YYYY), by **ASHLEY BRABAND** as **VICE PRESIDENT** for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR BCK CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS**, who, as such **VICE PRESIDENT** being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.


MIRANDA AVILA

Notary Public - State of FLORIDA
 Commission Expires: 08/22/2014



Miranda Avila
 Notary Public State of Florida
 My Commission # EE 019063
 Expires August 22, 2014

Henry L. Bauer , hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.

Dated on 03/ 26 /2012 (MM/DD/YYYY)By: **Henry L. Bauer Trustee**, as Trustee

Whose address is: 5440 Southwest Westgate Drive, Ste 430, Portland OR, 97221

STATE OF OREGON
COUNTY OF MULTNOMAH

This instrument was acknowledged before me on 03/ 26 /2012 (MM/DD/YYYY) by **Henry L. Bauer** as Trustee.


Notary Public - State of OREGON
Commission Expires:

Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
FLGRC 16032330 -@ CJ3638562 100052550098593550 MERS PHONE 1-888-679-MERS
FORM1RCNOR1



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