

2012-003625

Klamath County, Oregon

Recording Requested By:
GMAC MORTGAGE, LLC



00116357201200036250020027

When Recorded Return To:

04/09/2012 09:48:20 AM

Fee: \$47.00

LIEN RELEASE
GMAC MORTGAGE, LLC
3451 HAMMOND AVENUE
PO BOX 780
WATERLOO, IA 50704-0780

SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE

GMAC MORTGAGE, LLC #:0656945536 "LEPPERT" Lender ID:10025/1705859204 Klamath, Oregon PIF:
03/09/2012

MERS #: 100037506569455364 SIS #: 1-888-679-6377

The undersigned at 1907 E VOORHEES STREET, SUITE C, DANVILLE, IL 61834 is the present beneficiary and owner and holder of the Note and the Deed of Trust, Dated: 12/19/2007 made by VERLEE K LEPPERT LOUIS E. LEPPERT JR at 222 W OREGON AVE, KLAMATH FALLS, OR 97601 as the original Grantor(s), to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC (MERS), as the original beneficiary, which Deed of Trust was recorded on 01/14/2008 in Book/Reel/Liber: NA Page/Folio: NA as Instrument No.: 2008-000540, in the official records of Klamath County, Oregon

Property Address: 222 W OREGON AVE, KLAMATH FALLS, OR 97601

The undersigned HEREBY SUBSTITUTES FIRST AMERICAN TITLE INSURANCE COMPANY, Trustee in lieu of the above named Trustee under said Deed of Trust.

FIRST AMERICAN TITLE INSURANCE COMPANY whose address is 450 EAST BOUNDARY STREET, CHAPIN, SC 29036 hereby accepts said appointments 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, the present beneficiary and FIRST AMERICAN TITLE INSURANCE COMPANY have caused these presents to be executed by their duly authorized officers on the dates below written.

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS")
On 3/26/12

By: [Signature]
Ginny Niedert, Assistant Secretary

By FIRST AMERICAN TITLE INSURANCE
COMPANY as Trustee
On 3/26/12

By: [Signature]
RONALD E. ROONEY, AUTHORIZED
SIGNATORY

STATE OF Iowa
COUNTY OF Black Hawk

On 3.26.12, before me, B. ARNDT, a Notary Public in and for Black Hawk in the State of Iowa, personally appeared Ginny Niedert, Assistant Secretary, personally known to me (or 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, and that by his/her/their signature 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,

[Signature]
B. ARNDT
Notary Expires: 03/04/2014 #766996



(This area for notarial seal)

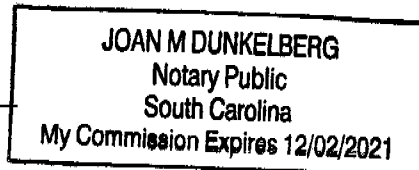
SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE Page 2 of 2

STATE OF South Carolina
COUNTY OF Lexington

The foregoing instrument was acknowledged before me, a Notary Public, on 3/28/12 by Ronald E. Rooney, Authorized Signatory of First American Title Insurance Company on behalf of the corporation.

WITNESS my hand and official seal,

Joan M Dunkelberg
Joan M. Dunkelberg
Notary Expires 12/2/21



(This area for notarial seal)