



00121259201200077640020029

Recording Requested By:  
GMAC MORTGAGE, LLC

07/17/2012 09:55:47 AM

Fee: \$47.00

When Recorded Return To:

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

**SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE**

GMAC MORTGAGE, LLC #:0601643660 "NELSON" Lender ID:10023/4004976834 Klamath, Oregon PIF:  
06/18/2012

MERS #: 100073500011781761 SIS #: 1-888-679-6377

The undersigned at POBOX 2026 FLINT MI 48501, 1901 E VOORHEES ST. STE C, DANVILLE, IL 61834 is the present beneficiary and owner and holder of the Note and the Deed of Trust, Dated: 07/19/2006 made by DONALD M NELSON at 2636 TACOMA AVE, BONANZA, OR 97623 as the original Grantor(s), to FIRST AMERICAN TITLE, 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 07/20/2006 in Book/Reel/Liber: M06 Page/Folio: 14677 as Instrument No.: NA, in the official records of Klamath County, Oregon

Property Address: 31826 PRICE STREET, BONANZA, OR 97623

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 7-3-12

By: [Signature]  
Barbara Frost, Assistant Secretary

By FIRST AMERICAN TITLE INSURANCE  
COMPANY as Trustee

On 7/10/12

By: [Signature]  
JANA POPE, AUTHORIZED SIGNATORY

STATE OF Iowa  
COUNTY OF Black Hawk

On 7/3/12, before me, B. ARNDT, a Notary Public in and for Black Hawk in the State of Iowa, personally appeared Barbara Frost, 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



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SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE Page 2 of 2

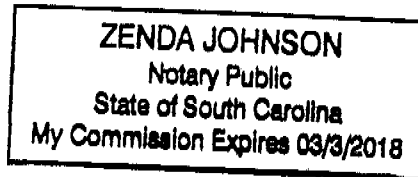
STATE OF South Carolina  
COUNTY OF Lexington

On this 10 day of July, 2012 before me personally appeared Jana Pope, Authorized Signatory of First American Title Insurance Company who provided satisfactory evidence of his/her identification to be the person whose name is subscribed to this instrument, and he/she acknowledged that he/she executed the foregoing instrument.

WITNESS my hand and official seal,

Zenda Johnson

Notary Expires: 3/3/2018



(This area for notarial seal)

Unofficial Copy