

2012-008905

Klamath County, Oregon



00122659201200089050010014

08/14/2012 08:20:23 AM

Fee: \$42.00

WHEN RECORDED, MAIL TO:  
 Flagstar Bank  
 C/O NTC 2100 Alt. 19 North  
 Palm Harbor, FL 34683

Loan #0501185352

**SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE**

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

WHEREAS, **TODD H. KIXMOELLER** whose address is 1500 ADDISON ST KLAMATH FALLS, OR 97601 was the original Trustor, **AMERITITLE** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC** was the original Beneficiary under a certain Deed of Trust dated 09/01/2006 in KLAMATH County, Oregon, under Document # 2006-018402 or Book , Page , recorded on 09/12/2006.

Property commonly known as: 1500 ADDISON ST., KLAMATH FALLS, OR 97601

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 07/31/2012 (MM/DD/YYYY)

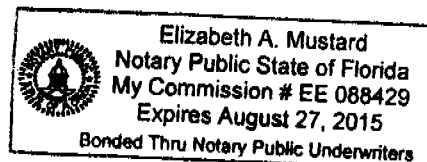
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BCK CAPITAL INC., ITS SUCCESSORS AND ASSIGNS**

By:   
**ASHLEY BRABAND ASST. SECRETARY**

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 07/31/2012 (MM/DD/YYYY), by **ASHLEY BRABAND** as ASST. SECRETARY for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BCK CAPITAL INC., ITS SUCCESSORS AND ASSIGNS**, who, as such ASST. SECRETARY being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

  
**ELIZABETH A. MUSTARD**  
 Notary Public - State of FLORIDA  
 Commission Expires: 08/27/2015



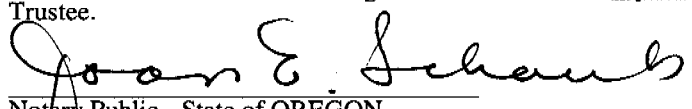
**Henry L. Bauer**, hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request of the present Beneficiary and in accordance with the provisions of said Deed of Trust, **DOES HEREBY CONVEY** to the person or persons legally entitled 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 08/10/2012 (MM/DD/YYYY)

By: , as Trustee  
**Henry L. Bauer 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 08/10/2012 (MM/DD/YYYY) by **Henry L. Bauer** as Trustee.

  
**Joan E. Schaub**  
 Notary Public - State of OREGON  
 Commission Expires:

Prepared By: **E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152**  
 FLGRC 16992461 -@ CJ39920005OR 100052550118535292 MERS PHONE 1-888-679-MERS [C]  
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\*16992461\*

