



00122875201200090760010011

08/17/2012 09:11:06 AM

Fee: \$42.00

Recording Requested By:
UNITED SERVICES AUTOMOBILE
Prepared By: Sandra Williams
888-603-9011
When recorded mail to:
CoreLogic
450 E. Boundary St.
Chapin, SC 29036



Case Nbr: 19557642

Ref Number: 84865757

Tax ID: R517934

8/29/2012

Property Address:

2085 GETTLE ST

KLAMATH FALLS, OR 97603-4974

OR0-R-ST 19557642 8/10/2012

This space for Recorder's use

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

USAA FEDERAL SAVINGS BANK, whose address is 10750 MCDERMOTT FREEWAY, SAN ANTONIO, TX 78288-0558, the present beneficiary for the Deed of Trust described below, does hereby substitute **FIRST AMERICAN TITLE INSURANCE COMPANY** as Trustee under said Deed of Trust in place of **MICHAEL G. MAGNUS, ESQ.**

FIRST AMERICAN TITLE INSURANCE COMPANY, whose address is 450 E. Boundary St., Chapin, SC 29036, the present trustee for the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest conferred to said Trustee by the Deed of Trust described below:

Original Lender: **USAA FEDERAL SAVINGS BANK ("USAA FSB") LENDER IS BENEFICIARY**

Original Trustor(s): **MICHAEL KOGER AND DAWN M. KOGER, NOT AS BORROWER, NOT AS OWNER, BUT JOINING HEREIN SOLELY FOR THE PURPOSE OF SECURING HER INTEREST, IF ANY, IN THE PROPERTY, HUSBAND AND WIFE AND BILLIE KOGER, AN UNMARRIED WOMAN**

Original Trustee: **MICHAEL G. MAGNUS, ESQ.**

Date of Deed of Trust: 4/26/2007 Original Loan Amount: \$128,000.00

Recorded in Klamath County, OR on: 5/18/2007, instrument number 2007-009066, book N/A and page N/A

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 8/13/12

USAA FEDERAL SAVINGS BANK

By: Frances Y. King
Frances Y. King, Vice President

State of SC, County of Lexington

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Ronald E. Rooney
Ronald E. Rooney, Authorized Signatory

On this 8/13/12 before me personally appeared **Frances Y. King, Vice President of USAA FEDERAL SAVINGS BANK** and **Ronald E. Rooney, Authorized Signatory of FIRST AMERICAN TITLE INSURANCE COMPANY** who provided satisfactory evidence of their identification to be the persons whose names are subscribed to this instrument, and they acknowledged that they executed the foregoing instrument.

Faye M. Mace
Notary Public: **Faye M. Mace**
Newberry County, South Carolina
My Commission Expires: 11/5/2014

FAYE M. MACE
Notary Public
State of South Carolina
My Commission Expires 11/5/2014