2012-010227 Klamath County, Oregon



Recording Requested By: **GMAC MORTGAGE** 

When Recorded Return To:

09/17/2012 09:41:05 AM Fee: \$47.00

GMAC MORTGAGE, LLC **PO BOX 205** WATERLOO, IA 50704-0205

SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE

GMAC MORTGAGE, LLC (USAA) #:0702168819 "BROWN" Lender ID:10124/1706650815 Klamath, Oregon PIF: 08/16/2012

MERS #: 100105600023781759 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: 03/14/2008 made by BROOKE M BROWN AND STEPHEN M BROWN at 2610 CHANTAL AVE, KLAMATH FALLS, OR 97601 as the original Grantor(s), to USAA FEDERAL SAVINGS BANK, 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 03/17/2008 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2008-003365, in the official records of Klamath County, Oregon

Property Address: 2610 CHANTAL 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, 31:12

Ginny Niedert, Assistant Secretary

By FIRST AMERICAN TITLE INSURANCE

as/Trustee On

, AUTHORIZED SIGNATORY

STATE OF Iowa

COUNTY OF Black Hawk

d before me B. ARNDT Notary Public, personally appeared Ginny Niedert, Assistant Secretary, to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/they voluntary act and deed.

WITNESS my hand and official seal,

(B. ARNDT

Notary Expires: 03/04/2014 #766996

B. ARNDT COMMISSION NO. 766996 MY COMMISSION EXPIRES March 04, 2014

(This area for notarial seal)

## - SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE Page 2 of 2

STATE OF South Carolina COUNTY OF Lexington

On this 6 day of September, 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,

World B Restate of SC country of Lexington

Notary Expires:(プリノフ(

(This area for notarial seal)

JAMES B. KRIMM

Notary Public

State of South Carolina

My Commission Expires 12/1/2021