2012-012881 Klamath County, Oregon

00127442201200128810020029

Recording Requested By: GMAC MORTGAGE

When Recorded Return To:

11/20/2012 10:22:14 AM

Fee: \$47.00

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

SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE

GMAC MORTGAGE, LLC (USAA) #:0702305501 "SMITH" Lender ID:10124/1714295973 Klamath, Oregon PIF: 10/26/2012

MERS #: 100105600031954372 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: 06/23/2011 made by WILLIAM M SMITH AND RUTH D SMITH at 1401 WILD PLUM CT, KLAMATH FALLS, OR 97601 as the original Grantor(s), to MICHAEL G MAGNUS PC, 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 06/24/2011 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2011-007638, in the official records of Klamath County, Oregon

Property Address: 10537 KESTREL RD, 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__//-8-(2_

Ginny Niedert, Assistant Secretary

By FIRST AMERICAN TITLE INSURANCE

COMPANY as Trustee

MARK WINDHAM , AUTHORIZED

SIGNATORY

STATE OF Iowa

COUNTY OF Black Hawk

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 15 day of Wovember 2012 before me personally appeared Mark Windham, 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,

Notary Public State of SC

Notary Expires:IZ/ / / フィ

(This area for notarial seal)

JAMES B. KRIMM

Notary Public

State of South Carolina

My Commission Expires 12/1/2021