

2012-012899

Klamath County, Oregon



00127462201200128990020026

11/20/2012 11:16:09 AM

Fee: \$47.00

When Recorded Mail To:

Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

Prepared By: Youa Lee

Mortgage Service Center
1 Mortgage Way, MS SV03
Mt. Laurel, New Jersey USA
08054-5452

Loan#: 0060049590

Invoice#: E2145991

CostCenter#: USAA

Package#: 78149163

Document#: 3192909

MIN: 100105600028102746

MERS Phone: 1-888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

First American Title Insurance Company, a Corporation who's address is **181 East 5600 South #330 Liberty Hall Bldg. Murray, UT 84107**, is hereby appointed successor trustee under that certain Deed of Trust described below:

Borrowers: **ARTUR MARIUSZ KEPÄ / JOANNA KEPÄ**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC (MERS) as nominee for USAA FEDERAL SAVINGS BANK**

Original Trustee: **MICHAEL G MAGNUS PC**

Loan Amount: **\$179784.00**

Date of Deed of Trust: **November 20, 2009**

Date Recorded: **November 24, 2009**

Document Number: **2009-015070**

Filed for record in **Klamath County, State of Oregon**

Whereas, the undersigned is the owner of the beneficial interest under said Deed of Trust, and the legal owner and holder of the Deed of Trust Note, that said interest has not been transferred, hypothecated or otherwise acquired by any party or parties. Said Note, together with all other indebtedness secured by said Deed of Trust, have been fully paid and satisfied, **First American Title Insurance Company, a Corporation**, is hereby requested and directed to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all that estate now held by the Successor Trustee.

First American Title Insurance Company, a Corporation, as Successor Trustee under the herein above described Deed of Trust, does hereby grant, bargain, sell and reconvey, without warrant, to the person(s) entitled thereto, all right, title and interest in and to the trust property now held by it as Trustee under said Deed of Trust.

On this date of **9th** day of **November, 2012**

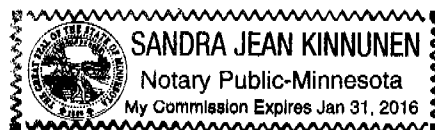
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC (MERS) as nominee for USAA
FEDERAL SAVINGS BANK**

**Lisa Marie Spurbeck, Assistant Secretary
State of Minnesota, County of Ramsey**

On **November 9, 2012** before me, a **Notary Public** qualified for said county, personally came **Lisa Marie Spurbeck** known to me to be the **Assistant Secretary** for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC (MERS)** as nominee for **USAA FEDERAL SAVINGS BANK** that signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed, for the uses and purposes therein mentioned and on oath state that he/she is authorized to execute the said instrument. WITNESS my hand and official seal on this date of **9th** day of **November, 2012**


Sandra Jean Kinnunen

Notary Public in and for State of **Minnesota**
My Commission Expires: **January 31, 2016**
Residing at **Ramsey County, Minnesota**



First American Title Insurance Company, a Corporation


Paul Richards, **Authorized Agent**
State of **Utah**, County of **Salt Lake**

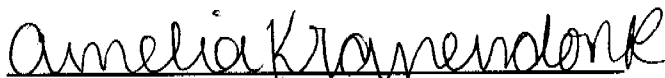


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On this date of 11/14/12 before me, a **Notary Public** qualified for said county, personally came Paul Richards, known to me that he/she is the **Authorized Agent** respectively of **First American Title Insurance Company, a Corporation**

, **Successor Trustee** and is duly authorized in his/her respective capacity to execute the foregoing instrument for and in the name and on behalf of said corporation and that said corporation executed the same, and further stated and acknowledged that he/she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth. WITNESS my hand and official seal on the date hereinabove set forth.



Notary Public in and for State of **Utah**
Residing at **Salt Lake County, Utah**

