

2012-013996

Klamath County, Oregon



00128723201200139960010015

12/17/2012 09:14:53 AM

Fee: \$42.00

When Recorded Mail To:

Financial Dimensions, Inc.
1400 Lebanon Church Road
Pittsburgh, PA 15236

1740428

MIN: 100200100087718221

MERS Ph.#: (888) 679 - 6377

**OREGON
SUBSTITUTION OF TRUSTEE
AND FULL RECONVEYANCE**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR EQUIFIRST CORPORATION, the undersigned beneficiary, under the Deed of Trust described below, hereby appoints, **HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA ASSET ACCEPTANCE CORPORATION, ALTERNATIVE LOAN TRUST, SERIES 2006-S3**, whose address is c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road Suite 100 West Palm Beach, Florida 33409, as successor Trustee under that certain Deed of Trust.

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR EQUIFIRST CORPORATION**

Original Trustor: **JOSEPH A. MCKENZIE, JR. AND STACI R. MAUPIN**

Recorded in: **KLAMATH County, OREGON on 2/24/2006**

Book: **M06 Page: 03493 INSTRUMENT R512546**

Date of Deed of Trust: **FEBRUARY 21, 2006** Amount of Deed of Trust: **\$ 36,900.00**

Original Trustee: **ASPEN TITLE & ESCROW INC.**

PROPERTY ADDRESS: **5241 ALVA AVENUE, KLAMATH FALLS, OR**

APN: **R3909002AB00800**

LEGAL DESCRIPTION:

Lot 86, YALTA GARDENS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

NOW THEREFORE, HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA ASSET ACCEPTANCE CORPORATION, ALTERNATIVE LOAN TRUST, SERIES 2006-S3, who is the Substitute Trustee of the above described instrument, in consideration of full payment and satisfaction of the debt secured thereunder, acting by and through its officer, Yamali Martinez, hereby reconveys, releases, and discharges the deed of trust and authorizes and **instructs the clerk or recorder to enter satisfaction of and cancel of record the deed of trust.** Dated: ~~OCTOBER~~ 14, 2012

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)

SUBSTITUTE TRUSTEE
HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA ASSET ACCEPTANCE CORPORATION, ALTERNATIVE LOAN TRUST, SERIES 2006-S3
by it's attorney-in-fact
Ocwen Loan Servicing, LLC

By:
Name: **Leticia N. Arias**
Title: **Assistant Secretary**

By:
Name: **Yamali Martinez**
Title: **Contract Manager**
Power of Attorney Recorded on: JUNE 25, 2007
Instrument number : 2007-011323

State of Florida, County of Palm Beach

On ~~OCTOBER~~ 14, 2012, before me, the undersigned Notary Public, personally appeared Leticia N. Arias, Assistant Secretary of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** and Yamali Martinez, Contract Manager of Ocwen Loan Servicing, LLC attorney in fact for **HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA ASSET ACCEPTANCE CORPORATION, ALTERNATIVE LOAN TRUST, SERIES 2006-S3** and both being personally known to me to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their respective authorized capacities as Assistant Secretary and Contract Manager and that by their signatures on the instrument, the entities upon behalf of which the persons acted, executed the instrument.

Notary Public -

Debra Spruill

PREPARED BY: Janira Walker
OCWEN LOAN SERVICING, LLC
1661 Worthington Road Suite 100
West Palm Beach, Florida 33409
973995389831
Investor # 2571

