

2013-000670

Klamath County, Oregon

Recording Requested By:  
GMAC MORTGAGE



00130104201300006700020022

When Recorded Return To:

01/18/2013 09:43:23 AM

Fee: \$47.00

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

**SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE**

GMAC MORTGAGE, LLC (USAA) #:0702245860 "CLEMENTS" Lender ID:10124/1710968941 Klamath, Oregon  
PIF: 12/12/2012  
MERS #: 100105600028554573 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: 12/18/2009 made by ROBERT CLEMENTS AND ANGELA CLEMENTS at PO BOX 262, MIDLAND, OR 97634 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 12/24/2009 as Instrument No.: 2009-016093, in the official records of Klamath County, Oregon

Property Address: 13455 CEDAR TRAILS, KLAMATH FALLS, OR 97603

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 12-28-12

By: [Signature]  
Ginny Niedert, Assistant Secretary

By FIRST AMERICAN TITLE INSURANCE  
COMPANY as Trustee  
On 1-3-13

By: [Signature]  
MARK WINDHAM, AUTHORIZED  
SIGNATORY

STATE OF Iowa  
COUNTY OF Black Hawk

On 12-28-12, before me, B. ARNDT, a Notary Public in and for Black Hawk in the State of Iowa, personally appeared Ginny Niedert, Assistant Secretary, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

[Signature]  
B. ARNDT  
Notary Expires: 03/04/2014 #766996



(This area for notarial seal)

SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE Page 2 of 2

STATE OF South Carolina  
COUNTY OF Lexington

On this 3 day of January, 2013 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,

James B Krimm  
Notary public State of SC  
Notary Expires: 12/1/21

(This area for notarial seal)

