

2013-004396

Klamath County, Oregon



00134789201300043960020024

04/25/2013 09:29:09 AM

Fee: \$47.00

When Recorded Mail To:
Financial Dimensions, Inc.
1400 Lebanon Church Road
Pittsburgh, PA 15236

425775

MIN: 100133700024652706

MERS Ph.#: (888) 679 - 6377

OREGON

**SUBSTITUTION OF TRUSTEE
AND FULL RECONVEYANCE**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY FOR COUNTRYWIDE BANK, FSB its successors and assigns, the undersigned beneficiary, under the Deed of Trust described below, hereby appoints, **OCWEN LOAN SERVICING, LLC** 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 FOR COUNTRYWIDE BANK, FSB

Original Trustor: JAIME R. GONZALEZ

Recorded in KLAMATH County, OREGON on SEPTEMBER 19, 2007

As Instrument number 2007-016547

Date of Deed of Trust: SEPTEMBER 4, 2007 Amount of Deed of Trust: \$ 101,600.00

Original Trustee: FIDELITY NATIONAL TITLE INSURANCE CO

PROPERTY ADDRESS: 2135 6TH ST, MALIN, OR

APN: 03-23054

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HEREOF AND MADE A PART HEREOF

NOW THEREFORE, OCWEN LOAN SERVICING, LLC 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: MARCH 08, 2013

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. (MERS)**

By:

Name: Leticia N. Arias

Title: Assistant Secretary

**SUBSTITUTE TRUSTEE
OCWEN LOAN SERVICING, LLC**

By:

Name: Yamali Martinez

Title: Contract Manager

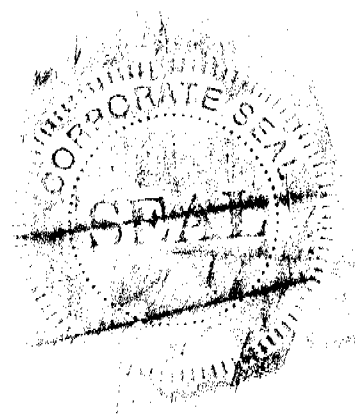
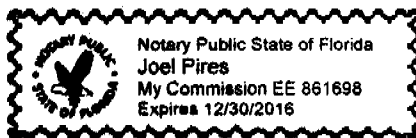
State of Florida, County of Palm Beach

On MARCH 08, 2013, 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 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 -

Joel Pires

PREPARED BY: Christian Lazu
OCWEN LOAN SERVICING, LLC
1661 Worthington Road Suite 100
West Palm Beach, Florida 33409
97713022919331
Investor # 3945



(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Other(s) [specify] |

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

COUNTY

of

KLAMATH

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LOT B OF RESUBDIVISION OF LOT 1 TO 16 INCLUSIVE, IN BLOCK 51 OF SUPPLEMENTARY PLAT
OF THE CITY OF MALIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE
OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax ID: 03-23054

which currently has the address of

2135 6TH ST, MALIN
[Street/City]

Oregon 97632 ("Property Address"):
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.