

2013-005745

Klamath County, Oregon



00136380201300057450010012

05/22/2013 09:47:13 AM

Fee: \$42.00

When Recorded Mail To:  
Trustee Services, Inc.  
P.O. Box 2980  
Silverdale, WA 98383-2980

### Substitution of Trustee & Deed of Reconveyance

MIN # 100059600000986799  
TSI No.: L367183G

MERS PHONE # 1-888-679-6377

Whereas, the undersigned is the owner of the beneficial interest secured by that certain Deed of Trust described below and does hereby appoint **Kevin P. Moran, Attorney at Law**, whose address is **9057 Washington Avenue NW, Silverdale, WA 98383** as Successor Trustee. Kevin P. Moran, Attorney at Law hereby accepts said appointment as Successor Trustee and pursuant to the request of the owner of the beneficial interest, does hereby reconvey without warranty to the person(s) entitled thereto, all estate now held by it under said Deed of Trust.

Trustor: MU-WEN XU  
2309 MAIN ST  
Klamath Falls, OR 976012719

Trustee: AMERITITLE

Beneficiary: UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC

Dated: 06/21/2012

Recorded: 06/26/2012

Auditor's #: 2012-007060

Book/Reel:  
Book/Reel:

Pg:  
Pg:

Re-Recorded:

Auditor's #:

Filed for record in KLAMATH County, State of OREGON

Dated: 05/09/2013

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR  
UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC  
PO Box 1820 , Mail Code (B6-YM14-01-5)  
Dayton, OH 45401-1820

Lane T. Ormerod, Assistant Vice President

NOTARY PUBLIC  
STATE OF WASHINGTON  
GARY W ENRIQUEZ  
COMMISSION EXPIRES 10/26/2013

State of Washington, County of Kitsap

On this 05/09/2013, before me, a Notary Public qualified for said county, personally came Lane T. Ormerod to me known to be the Assistant Vice President of the corporation 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 05/09/2013

Notary Public in and for the State of Washington

Kevin P. Moran

Kevin P. Moran, Attorney at Law

NOTARY PUBLIC  
STATE OF WASHINGTON  
GARY W ENRIQUEZ  
COMMISSION EXPIRES 10/26/2013

State of Washington, County of Kitsap

On this 05/09/2013, before me, a Notary Public qualified for said county, personally came Kevin P. Moran, Attorney at Law, known to me to be the identical person who executed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed, for the uses and purposes therein mentioned.  
Witness my hand and official seal on 05/09/2013

Notary Public in and for the State of Washington