

Recording Requested by/Return To:
First American Title Insurance Company
PO Box 571797
Salt Lake City, UT 84157-1797
Ref No.: 83483511

2013-006090
Klamath County, Oregon
05/30/2013 12:13:52 PM
Fee: \$47.00

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

WHEREAS, that certain Deed of Trust described below provides that the holder of the Note secured by said Deed of Trust may appoint a successor Trustee thereunder appointed;

NOW THEREFORE, USAA Federal Savings Bank, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint **First American Title Insurance Company**, as successor Trustee; and,

WHEREAS, USAA Federal Savings Bank hereby acknowledges that the Promissory Note and all other indebtedness secured by the Deed of Trust have been fully satisfied and that the successor trustee mentioned herein is hereby requested to reconvey said Deed of Trust; and,

THEREFORE, First American Title Insurance Company as successor Trustee under the below described Deed of Trust, does hereby grant, bargain, sell and reconvey, without warranty, 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.

Original Borrower(s): **James E. Mikkelsen and Courtenay Mikkelsen, husband and wife**
2451 Lindley Way, Klamath Falls, OR 97601
Original Beneficiary: **USAA Federal Savings Bank**
10750 McDermott Freeway, San Antonio TX 78288-0558
Deed of Trust Date: **11-18-2005** Recording Date: **11-18-2005**
Book: **n/a** Page: **n/a** Document # **M05-69423**
Tax ID Number: **3909-005BC-03300-000**

Legal Description: Lot 5, Block 2, West Hills Homes

and recorded in the official records of the **County of Klamath**, State of **Oregon** affecting Real Property and more particularly described on said. Deed of Trust referred to herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of **May 30, 2013**.

USAA Federal Savings Bank



Paul Richards, Authorized Agent
By Power of Attorney Dated: n/a

First American Title Insurance Company



Paul Richards, Authorized Agent

State of Utah)
County of Salt Lake)

On May 30, 2013 before me, Danielle Schetselaar, a notary public, personally appeared Paul Richards, who 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(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

