

2013-007686

Klamath County, Oregon

Recording Requested By:
OCWEN LOAN SERVICING, LLC (USAA)



00138807201300076860020024

When Recorded Return To:

07/08/2013 11:02:10 AM

Fee: \$47.00

OCWEN LOAN SERVICING, LLC (USAA)
2925 Country Dr
St Paul, MN 55117



SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE

OCWEN LOAN SERVICING, LLC (USAA) #:0702307592 "MARTIN" Lender ID:10259/1714390739 Klamath,
Oregon PIF: 06/11/2013
MERS #: 100105600032189689 SIS #: 1-888-679-6377

Mortgage Electronic Registration Systems, Inc. ("MERS") is the present beneficiary and owner and holder of the Note and the Deed of Trust, Dated: 07/22/2011 made by ALICE F RUGER 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 08/02/2011 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2011-008895, in the official records of Klamath County, Oregon

Property Address: 27625 WESTSIDE RD, KLAMATH FALLS, OR 97601

Mortgage Electronic Registration Systems, Inc. ("MERS") 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 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 6-24-13

By: [Signature]
Ginamarie Herman, Assistant Secretary

By FIRST AMERICAN TITLE INSURANCE
COMPANY as Trustee
On 6-26-13

By: [Signature]
BY: Laurel W. Keen,
AUTHORIZED SIGNATORY

STATE OF Iowa
COUNTY OF Black Hawk

On 6-24-13 before me, B. ARNDT, a Notary Public in and for Black Hawk in the State of Iowa, personally appeared Ginamarie Herman, 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)

[Signature]

STATE OF South Carolina
COUNTY OF Lexington

On this 26 day of June, 2013 before me personally appeared Laurel W. Keen,
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)

