

2013-008106

Klamath County, Oregon

Recording Requested By:  
AMERICA'S SERVICING COMPANY



00139331201300081060020025

07/17/2013 08:34:57 AM

Fee: \$47.00

When Recorded Return To:

LIEN RELEASE DEPT  
AMERICA'S SERVICING COMPANY  
MAC X0501-022  
P.O. BOX 50005  
SAN BERNARDINO, CA 92412



**SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE**

America's Servicing Company #:1218028858 "MEARS" Lender ID:H26714/1696379476 Klamath, Oregon  
MERS #: 100245400022780345 SIS #: 1-888-679-6377

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. is the present beneficiary and owner and holder of the Note and the Deed of Trust, Dated: 06/14/2004 made by JERRY D MEARS as the original Grantor(s), to NORTHWEST TRUSTEE SERVICES, as the original Trustee, for the benefit of UNION FEDERAL BANK OF INDIANAPOLIS, as the original beneficiary, which Deed of Trust was recorded on 06/16/2004 in Book/Reel/Liber: M04 Page/Folio: 38796 as Instrument No.: N/A, in the official records of Klamath County, Oregon

Property Address: 2309 OREGON AVE, KLAMATH FALLS, OR 97601

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. HEREBY SUBSTITUTES WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, Trustee in lieu of the above named Trustee under said Deed of Trust.

WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION 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 WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION have caused these presents to be executed by their duly authorized officers on the dates below written.

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.

On July 9th, 2013

By:

PITSWART ARTPHACHON, Assistant  
Secretary

By WELLS FARGO FINANCIAL NATIONAL  
BANK, A NATIONAL BANKING  
ASSOCIATION as Trustee  
On July 9th, 2013

By:

VERONICA ROJAS, TITLE OFFICER

STATE OF California  
COUNTY OF San Bernardino

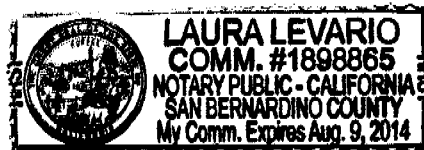
On July 9th, 2013 before me, LAURA LEVARIO, Notary Public, personally appeared PITSWART ARTPHACHON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

LAURA LEVARIO

Notary Expires: 08/09/2014 #1898865



(This area for notarial seal)

STATE OF California  
COUNTY OF San Bernardino

On July 9th, 2013 before me, LAURA LEVARIO, Notary Public, personally appeared VERONICA ROJAS, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,



LAURA LEVARIO  
Notary Expires: 08/09/2014 #1898865



(This area for notarial seal)