

2013-008912

Klamath County, Oregon



00140350201300089120010013

08/06/2013 09:06:56 AM

Fee: \$47.00

**WHEN RECORDED, MAIL TO:**Wells Fargo Home Mortgage  
C/O NTC 2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan #0193385226

**SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE**

MERS Address: Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, Michigan, 48501-2026

WHEREAS, **BILLY D ARMSTRONG** whose address is 1405 ETNA STREET KLAMATH FALLS, OR 97603 was the original Trustor, **FIRST AMERICAN TITLE INSURANCE COMPANY** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC** was the original Beneficiary under a certain Deed of Trust dated 03/25/2004 in KLAMATH County, Oregon, under Document # or Book M04, Page 16930, recorded on 03/26/2004. Re-Record: RECORDED DATE: 06/30/2004; VOL: M04; PG: 42689

Property is commonly known as: 1405 ETNA STREET, KLAMATH FALLS, OR 97603.

WHEREAS, the undersigned as present Beneficiary, having received full payment on said Deed of Trust and debt, and desiring to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes **WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION**, as Trustee under said Deed of Trust and directs said **WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION** to reconvey, without warranty, to the parties entitled thereto the estate now held by him under said Deed of Trust.

Dated on 7/26/2013 (MM/DD/YYYY)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UMPQUA BANK, ITS SUCCESSORS AND/OR ASSIGNS, ITS SUCCESSORS AND ASSIGNS

By:

Amanda Rose Jones ASST. SECRETARY

All Authorized Signatories whose signatures appear above are employed by NTC and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 7/26/2013 (MM/DD/YYYY), by Amanda Rose Jones as ASST. SECRETARY for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UMPQUA BANK, ITS SUCCESSORS AND/OR ASSIGNS, ITS SUCCESSORS AND ASSIGNS, who, as such ASST. SECRETARY being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Regina D. Farrell  
Notary Public State of FLORIDA  
Commission Expires: 03/01/2014Regina D. Farrell  
Notary Public State of Florida  
My Commission # DD 966361  
Expires March 1, 2014

BONDED THRU NOTARY PUBLIC UNDERWRITERS

**WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION** Whose address is 2701 Wells Fargo Way MAC X9901-L1R Minneapolis, MN 55467, hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.

Dated on 7/29/2013 (MM/DD/YYYY)

WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

By:

Vladimir Petricevic Title Officer

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 7/29/2013 (MM/DD/YYYY), by Vladimir Petricevic as Title Officer for **WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION**, who, as such Title Officer being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she is personally known to me.

Elizabeth A. Mustard  
Notary Public - State of FLORIDA  
Commission Expires: 08/27/2015Elizabeth A. Mustard  
Notary Public State of Florida  
My Commission # EE 088429  
Expires August 27, 2015

Bonded Thru Notary Public Underwriters

Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

WFHRC 21088661 -@ 100045800001039922 MERS PHONE 1-888-679-6377 DOCR T2413071915 [C]  
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