

2013-013454

Klamath County, Oregon



00145932201300134540020022

Recording Requested By:  
Cenlar FSB

12/09/2013 08:33:03 AM

Fee: \$47.00

When Recorded Return To:

ROBERT NIERAETH  
PO BOX 153  
BONANZA, OR 976230000



**SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE**

Cenlar FSB #:0031700453 "NIERAETH" Lender ID:FE8/502526904 Klamath, Oregon  
MERS #: 100601410000018939 SIS #: 1-888-679-6377

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR SYDION FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS is the present beneficiary of that certain Deed of Trust, Dated: 02/29/2008 made by ROBERT E NIERAETH AND SUZETTE E NIERAETH, HUSBAND AND WIFE as the original Grantor(s), to FIRST AMERICAN TITLE, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR SYDION FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 03/11/2008 as Instrument No.: 2008-003071, in the official records of Klamath County, Oregon

Property Address: 2851 BUSH ST, BONANZA, OR 97623

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR SYDION FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS HEREBY SUBSTITUTES DOUGLAS L ERVIN, Trustee in lieu of the above named Trustee under said Deed of Trust.

DOUGLAS L ERVIN 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 DOUGLAS L ERVIN have caused these presents to be executed by their duly authorized officers on the dates below written.

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC AS NOMINEE FOR  
SYDION FINANCIAL, LLC, ITS  
SUCCESSORS AND ASSIGNS  
On November 29th, 2013

By:   
HALLIE RICHARDS, Assistant Secretary

By DOUGLAS L ERVIN as Trustee

On 12/04/2013

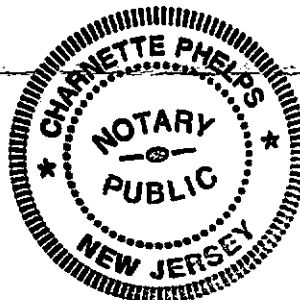
By:   
DOUGLAS L ERVIN, Attorney At Law

STATE OF New Jersey  
COUNTY OF Mercer

On November 29th, 2013, before me, CHARNETTE PHELPS, a Notary Public in and for Mercer in the State of New Jersey, personally appeared HALLIE RICHARDS, 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,

CHARNETTE PHELPS  
Notary Expires: 07/29/2018 #2436705



(This area for notarial seal)

STATE OF Oregon  
COUNTY OF Multnomah

On 12/04/2013, before me, Kari E Burnett Reinmiller, a Notary Public in and for Multnomah in the State of Oregon, personally appeared DOUGLAS L ERVIN, Attorney At Law, 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,

K E B

Notary Expires: / /



(This area for notarial seal)