

2014-007811

Klamath County, Oregon



00156548201400078110020023

07/28/2014 09:59:56 AM

Fee: \$52.00

WHEN RECORDED, MAIL TO:
Wells Fargo Home Mortgage
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683
Loan #0194563789

SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

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

WHEREAS, **JAMES L JOHNSON JR AND MARGARET P JOHNSON** whose address is 14309 RAVENWOOD DRIVE KLAMATH FALLS, OR 97601 was the original Trustor, **ASPEN TITLE AND ESCROW, INC** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR UMPQUA BANK, ITS SUCCESSOR AND/OR ASSIGNS, ITS SUCCESSORS AND ASSIGNS** is the representative of the original Beneficiary under a certain Deed of Trust dated 07/09/2004 in KLAMATH County, Oregon, under Vol M04 and Page 45406, recorded on 07/12/2004.

Property is commonly known as: 14309 RAVENWOOD DRIVE, KLAMATH FALLS, OR 97601.

WHEREAS, the undersigned, having received notification of grantor's full payment on said Deed of Trust and debt, desires 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 7/18/2014 (MM/DD/YYYY)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR UMPQUA BANK, ITS SUCCESSOR AND/OR ASSIGNS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

By: Amanda Jones
Amanda Jones ASST. SECRETARY

All persons whose signatures appear above have qualified authority to sign 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 7/18/2014 (MM/DD/YYYY), by Amanda Jones as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR UMPQUA BANK, ITS SUCCESSOR AND/OR ASSIGNS, BENEFICIARY OF THE SECURITY INSTRUMENT, 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.

Elizabeth A. Mustard
Elizabeth A. Mustard
Notary Public - State of FLORIDA
Commission Expires: 08/27/2015



Elizabeth A. Mustard
Notary Public State of Florida
My Commission # EE 088429
Expires August 27, 2015
Bonded Thru Notary Public Underwriters

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
WFHRC 24107208 -@ 100045800001063237 MERS PHONE 1-888-679-6377 DOCR T1514072216 [C-2]
RCNOR1

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D0006803507

Loan #0194563789

WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request from the designated nominee 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 7/18/2014 (MM/DD/YYYY)

WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

By: Susan McDuff, as Trustee
Susan McDuff Title Officer

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 7/18/2014 (MM/DD/YYYY), by Susan McDuff 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
Elizabeth A. Mustard
Notary Public - State of FLORIDA
Commission Expires: 08/27/2015



Elizabeth A. Mustard
Notary Public State of Florida
My Commission # EE 088429
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