

WHEN RECORDED, MAIL TO:
Wells Fargo Home Mortgage
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683
Loan #0432515377

SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

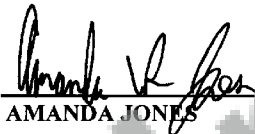
MERS Address: Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, Michigan, 48501-2026

WHEREAS, SANDRA L FUGATE AND ALEX W FUGATE whose address is 232 ANGELA CT KLAMATH FALLS, OR 97601-8305 was the original Trustor, FIDELITY NATIONAL TITLE IF OREGON was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS under a certain Deed of Trust dated 11/01/2012 in KLAMATH County, Oregon, under Recording # 2012-012418, recorded on 11/07/2012.

Property is commonly known as: 232 ANGELA CT, KLAMATH FALLS, OR 97601-0000.

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 this 08th day of December in the year 2015
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS



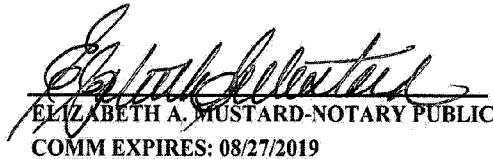
AMANDA JONES

ASST. SECRETARY

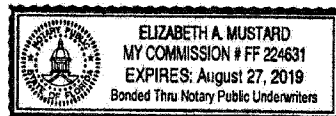
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 08th day of December in the year 2015, by Amanda Jones as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, 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-NOTARY PUBLIC
COMM EXPIRES: 08/27/2019



Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
WFHRC 393591708 -@ 100059600099775475 MERS PHONE 1-888-679-6377 DOCR T0315124108 [C-1]
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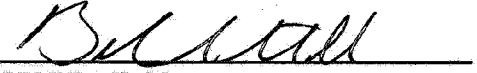
D0014038398

Loan #0432515377

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 this 08th day of December in the year 2015


WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION



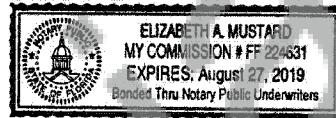
BELINDA HALL
TITLE OFFICER

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 08th day of December in the year 2015, by **Belinda Hall** 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
COMM EXPIRES: 08/27/2019



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