

00184670201600034810020029

Recording Requested By:  
LOANCARE, LLC

04/05/2016 09:25:37 AM

Fee: \$52.00

When Recorded Return To:

Release Department  
LOANCARE, LLC  
3637 SENTARA WAY  
Virginia Beach, VA 23452

L465451T

**SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE**

LOANCARE, LLC #:0007777758 "RONINGER, III" Lender ID:4CN/1730137754 Klamath, Oregon  
MIN #: 100183300002040724 SIS #: 1-888-679-6377

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STEARNS LENDING, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the present beneficiary of that certain Deed of Trust, Dated: 09/20/2012 made by ROBERT H. RONINGER, III AND TRISHA A. RONINGER, AS TENANTS BY THE ENTIRETY, as the original Grantor(s), to FIRST AMERICAN TITLE INSURANCE COMPANY, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR STEARNS LENDING, INC., ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 09/27/2012 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2012-010693, in the official records of Klamath County, Oregon

Property Address: 34927 SUMMER TREE LANE, CHILOQUIN, OR 97624-8797

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STEARNS LENDING, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS HEREBY SUBSTITUTES KEVIN P. MORAN, ATTORNEY AT LAW, Trustee in lieu of the above named Trustee under said Deed of Trust.

KEVIN P. MORAN, ATTORNEY AT LAW hereby accepts said appointments as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said present Beneficiary 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 KEVIN P. MORAN, ATTORNEY AT LAW have caused these presents to be executed by their duly authorized officers on the dates below written.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STEARNS LENDING, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS  
On March 28th, 2016

By:   
SUSAN REDDECLIFF, Assistant Secretary

By KEVIN P. MORAN, ATTORNEY AT LAW  
as Trustee

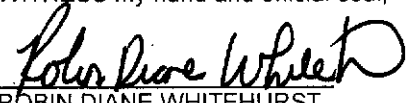
On March 28th, 2016

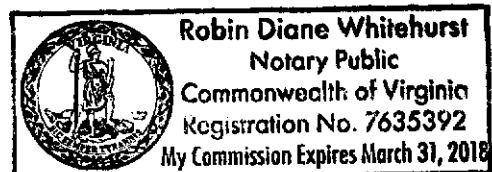
By:   
KEVIN P. MORAN, ATTORNEY AT LAW

COMMONWEALTH OF Virginia  
COUNTY OF Virginia Beach City

On March 28th, 2016, before me, ROBIN DIANE WHITEHURST, a Notary Public in and for Virginia Beach City in the State of Virginia, personally appeared SUSAN REDDECLIFF, 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,

  
ROBIN DIANE WHITEHURST  
Notary Expires: 03/31/2018 #7635392



(This area for notarial seal)

