2016-007264

Klamath County, Oregon

07/11/2016 10:12:10 AM

Fee: \$52.00

Recording Requested By: OCWEN LOAN SERVICING, LLC

When Recorded Return To:

LIEN RELEASE OCWEN LOAN SERVICING, LLC 240 TECHNOLOGY DRIVE IDAHO FALLS, ID 83401

SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE

OCWEN LOAN SERVICING, L.L.C. #:0687630560 "MOLATORE" Lender ID:12096 Klamath, Oregon PIF: 06/28/2016

MIN #: 100037506876305609 SIS #: 1-888-679-6377

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR ALLY BANK CORP. F/K/A GMAC BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the present beneficiary of that certain Deed of Trust, Dated: 09/29/2010 made by ANDREW M MOLATORE AND DARCY L MOLATORE as the original Grantor(s), to FIRST AMERICAN LENDERS ADVANTAGE, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ALLY BANK CORP. F/K/A GMAC BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 10/18/2010 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2010-012242, in the official records of Klamath County, Oregon

Property Address: 7961 KINGS WAY, KLAMATH FALLS, OR 97603-2609

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR ALLY BANK CORP. F/K/A GMAC BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS HEREBY SUBSTITUTES B.J. DRISCOLL, Trustee in lieu of the above named Trustee under said Deed of Trust.

B.J. DRISCOLL 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 B.J. DRISCOLL 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 ALLY BANK CORP. F/K/A GMAC BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND

ASSIGNSUN 3 0 2016

By Coura Marrora Gerard Morrone, Assistant Secretary By B.J. DRISCOLL as Trustee

Attorney at Law

STATE OF Pennsylvania **COUNTY OF Montgomery** 

On JUN 3 0 2016 , before me JOHNATHAN D NITKIEWICZ Notary Public, personally appeared a Morrone, Assistant Secretary, to me known to be the person(s) named in and who executed the foregoing , before me JOHNATHAN D NITKIEWICZ Notary Public, personally appeared Gerard instrument, and acknowledged that he/she/they executed the same as his/her/they voluntary act and deed.

WITNESS my hand and official seal,

JOHNATHAN D NIZKIEWICZ Notary Expires: 01/21/2020 #1264611 COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL Johnathan D Nitkiewic Upper Dublin Twp, Montgomery Count My Commission Expires 01/21/2020

(This area for notarial seal)

## SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE Page 2 of 2

STATE OF Idaho COUNTY OF Bonneville

On Action 5, 2016, before me, DEBBIE W. HAMILTON, a Notary Public in and for Bonneville in the State of Idaho, personally appeared B.J. DRISCOLL, 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,

DEBBIE W. HAMILTON Notary Expires: 04/11/2017 #008155 NOTARY OF IDATION OF I

(This area for notarial seal)