

WHEN RECORDED, MAIL TO:
Wells Fargo Home Mortgage
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683
Loan #0415124221

SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

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

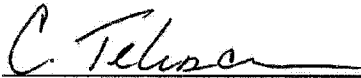
WHEREAS, **JAMES R FENNER AND TOSHA E BEACH-FENNER** whose address is 5460 AMERICAN AVE KLAMATH FALLS, OR 97603-9005 was the original Trustor, **AMERITITLE** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** under a certain Deed of Trust dated 06/05/2012 in **KLAMATH** County, **Oregon**, under **Recording # 2012-006360**, recorded on 06/11/2012.

Property is commonly known as: 5460 AMERICAN AVE, KLAMATH FALLS, OR 97603-0000.

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 12th day of October in the year 2016

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS



CHRISTOPHER TELESKA

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 12th day of October in the year 2016, by Christopher Telesca 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.



ALYSSA VILLALOBOS

COMM EXPIRES: 10/02/2018



ALYSSA VILLALOBOS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF165490
Expires 10/2/2018

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

WFHRC 396384850 MIN 100059600000984539 MERS PHONE 1-888-679-6377 DOCR T111610-07:19:39

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Loan #0415124221

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 12th day of October in the year 2016

WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION




FRANCIS DENARDO

TITLE OFFICER

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 12th day of October in the year 2016, by **Francis DeNardo** 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.



ALYSSA VILLALOBOS

COMM EXPIRES: 10/02/2018



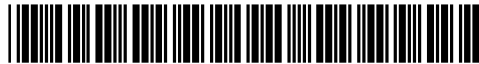
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