

WHEN RECORDED, MAIL TO:
Wells Fargo Home Mortgage
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683
Loan #0429993751

SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

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

WHEREAS, **JEFFREY M MURPHY** whose address is 1041 SE CREEKSIDE DR COLLEGE PLACE, WA 99324-1688 was the original Trustor, **FIDELITY NATIONAL TITLE OF OREGON** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** as designated nominee of the original beneficiary under that certain Deed of Trust dated 08/10/2012 in **KLAMATH** County, **Oregon**, under **Recording # 2012-009011**, recorded on 08/15/2012.

Property is commonly known as: 3328 BARNES WAY, 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 06th day of January in the year 2017

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



ALAN BAKER
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 06th day of January in the year 2017, by Alan Baker as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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.



SHEILAH MORRIS
COMM EXPIRES: 10/13/2020



SHEILAH MORRIS
Notary Public - State of Florida
My Commission #GG 38533
Expires October 13, 2020

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
WFHRC 397358815 MIN 100059600090594453 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T051701-09:52:52 [C-1] ERCNOR1

PAGE (1 of 2)




D0020834025

Loan #0429993751

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 06th day of January in the year 2017
WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION




ERCILIA GREEN
TITLE OFFICER

STATE OF FLORIDA COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me this 06th day of January in the year 2017, by **Ercilia Green** 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.



SHEILAH MORRIS
COMM EXPIRES: 10/13/2020

 SHEILAH MORRIS
Notary Public - State of Florida
My Commission #GG 38533
Expires October 13,2020

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