Recording Requested By: PHH Mortgage Corporation (PHHM)

When Recorded Return To:

Lien Release Department PHH MORTGAGE CORPORATION (PHHM) 1760 WEHRLE DRIVE WILLIAMSVILLE, NY 14221

2017-003738

Klamath County, Oregon 04/10/2017 03:22:00 PM

Fee: \$52.00

## SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE

PHH Mortgage Corporation (PHHM) #:7110694838 "SHAFER" Klamath, Oregon MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS is the present beneficiary of that certain Deed of Trust, Dated: 09/22/2010 made by KEITH R SHAFER AND BRIDGET D SHAFER as the original Grantor(s), to MICHAEL G MAGNUS PC, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 11/04/2010 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2010-012918, in the official records of Klamath County, Oregon

Property Address: 5415 LOCKFORD DR, KLAMATH FALLS, OR 97603

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS HEREBY SUBSTITUTES FIRST AMERICAN TITLE INSURANCE COMPANY, Trustee in lieu of the above named Trustee under said Deed of Trust.

FIRST AMERICAN TITLE INSURANCE COMPANY 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 FIRST AMERICAN TITLE INSURANCE COMPANY have caused these presents to be executed by their duly authorized officers on the dates below written.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC. AS NOMINEE FOR USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS On April 6th 2017

By: THOMAS B. LYNCH, Assistant

Secretary

STATE OF New York **COUNTY OF Erie** 

By FIRST AMERICAN TITLE

**INSURANCE COMPANY as Trustee** 

On

On the 6th day of April in the year 2017 before me, the undersigned Notary Public in and for said State, personally appeared THOMAS B. LYNCH, Assistant Secretary, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my, hand and official seal,

KATHLEEN A. KLINE

Notary Expires: 06/08/2019 #01KL4898087

Qualified in Erie County

TO THE TY, STATE

(This area for notarial seal)

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

STATE OF UTON COUNTY OF SUITAKE
On 4/10/17, before me, RAM MANUAL AND ANOTOMIC ANOTOMIC AND ANOTOMIC ANOTOMIC AND ANOTOMIC ANOTOMIC ANOTOMIC
WITNESS my hand and official seal,  RANA L. McMURTREY  NOTARY PUBLIC - STATE OF UTAH  COMMISSION #666199  COMM. EXP. 05-03-2017

(This area for notarial seal)