

WHEN RECORDED, MAIL TO:  
Wells Fargo Home Mortgage  
C/O Nationwide Title Clearing, Inc.  
2100 Alt. 19 North  
Palm Harbor, FL 34683  
Loan Number 0411726359

**SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE**

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

WHEREAS, **RYAN GROVES AND AMBER GROVES** whose address is 5671 GLENRIDGE WAY KLAMATH FALLS, OR 97603-3986 was the original Trustor, **AMERITITLE** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR USA DIRECT FUNDING, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** was the designated nominee of the original beneficiary under that certain Deed of Trust dated 03/06/2012 in **KLAMATH** County, **Oregon**, under **Recording # 2012-002609**, recorded on 03/09/2012.

Property is commonly known as: 5671 GLENRIDGE WAY, KLAMATH FALLS, OR 97603.

WHEREAS, the undersigned, acknowledging full payment of 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 NATIONAL BANK WEST**, as Trustee under said Deed of Trust and directs said **WELLS FARGO NATIONAL BANK WEST** 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 May in the year 2020**

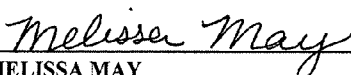
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR USA DIRECT FUNDING, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

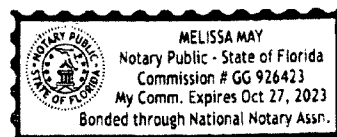
  
\_\_\_\_\_  
**TYLER WATTS**  
**VICE PRESIDENT**

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 by means of [X] physical presence or [ ] online notarization on this 06th day of May in the year 2020, by Tyler Watts as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR USA DIRECT FUNDING, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

  
\_\_\_\_\_  
**MELISSA MAY**  
**COMM EXPIRES: 10/27/2023**



**Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152**  
WFHRC 412381839 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100247330000267726 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T062005-12:46:11 [C-2] ERCNOR1

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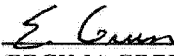


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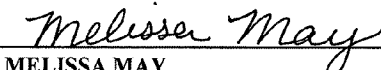
Loan Number 0411726359

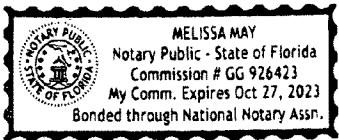
WELLS FARGO NATIONAL BANK WEST , hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request from the designated nominee of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY 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 May in the year 2020  
WELLS FARGO NATIONAL BANK WEST

  
\_\_\_\_\_  
ERCILIA GREEN  
TITLE OFFICER

STATE OF FLORIDA COUNTY OF PINELLAS  
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 06th day of May in the year 2020, by Ercilia Green as Title Officer of WELLS FARGO NATIONAL BANK WEST, who, as such Title Officer being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

  
\_\_\_\_\_  
MELISSA MAY  
COMM EXPIRES: 10/27/2023



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