

RETURN TO:

Vol M00 Page 26816

KLEINSMITH AND ASSOCIATES
6035 Erin Park Drive Suite 203
Colorado Springs, CO 80918-5411

200 JUL 21 PM 3:27

K53199
This space is for recording data

TRUSTEE'S DEED/
FORECLOSURE SALE DEED

All words and phrases herein which have the first letters thereof capitalized are defined on the attached Identifying Data of Mortgage or Deed of Trust consisting of two pages.

The Grantor states:

1. This conveyance is made pursuant to the powers, including the power of sale, contained in the Deed of Trust or Mortgage.
2. Defaults Causing Foreclosure were made on said Deed of Trust or Mortgage.
3. The Present Mortgagee(s) and/or Present Trustee, as a result of said Defaults Causing Foreclosure, and in accordance with said Deed of Trust or Mortgage, executed Foreclosure Notices of: (1) Defaults; (2) Right to Cure; (3) Election to Sell; and (4) Sale stating that, by virtue of the authority vested in said person, said person would sell the Real Estate at public auction to the highest bidder. Said Foreclosure Notices fixed the Date, Time and Place of Sale. Copies of said Foreclosure Notices were Mailed, Served and/or Posted and Published, as required by law.
4. All applicable statutes and all of the provisions of the Deed of Trust or Mortgage have been complied with.
5. At the Date, Time and Place of the Foreclosure Sale, the Grantor sold to the Successful Bidder(s) and Grantee(s) at public auction the Real Estate for the Successful Bid.

K 36-

6. All applicable (if any) redemption periods have passed without any redemption.

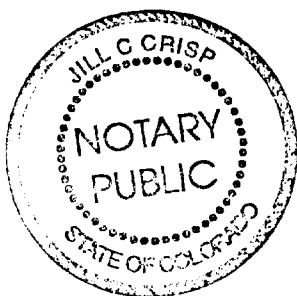
Therefore, in consideration of the above Successful Bid by the above Successful Bidder(s) and Grantee(s), the Grantor grants and conveys to the above Successful Bidder(s) and Grantee(s) the Real Estate without any covenant or warranty, express or implied.


 PHILIP M. KLEINSMITH, Grantor

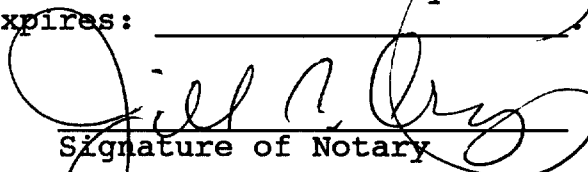
State of COLORADO)
 County of EL PASO)

On 4/13/00, before me, personally appeared PHILIP M. KLEINSMITH (Name and Title of Person who signs above), personally known to me and/or proven to be said person whose name is subscribed to this Foreclosure Sale Deed consisting of four pages in total: two pages of Foreclosure Sale Deed and two pages of Identifying Data of Mortgage or Deed of Trust. That person acknowledged to me that said person executed the same in said person's authorized capacity and that by said person's signature on said instrument, the person or the entity on behalf of which the person acted, executed said instrument. Witness my hand and official seal. My commission expires: _____

(SEAL)



My Commission Expires
 01/19/2003


 Signature of Notary

Typed Name and Address of
 Notary:

JILL C. CRISP
 6035 ERIN PARK DR.
 COLORADO SPRINGS, CO 80918

Identifying Data of Mortgage
or Deed of Trust*

Defaults Causing Foreclosure: Non-payment of periodic payments
since: 7/98

<u>Estimated Total Amount Owed On</u>	<u>Principal:</u> \$	44,931.30
<u>Deed of Trust or Mortgage*</u>	<u>Estimated Interest:</u> \$	1,521.45
<u>Being Foreclosed on the</u>	<u>Estimated Costs:</u> . \$	1,800.00
<u>Estimated Date of Foreclosure</u>	<u>Estimated Total:</u> . \$	48,252.75
<u>Sale</u>		

Real Estate** to be Sold:

Common Description: : 1902 Academy St
Klamath Falls, OR 97601

Assessor's Tax Parcel No. : unknown

Legal Description. : THE SOUTHWESTERLY 100 FEET
OF LOT 1, BLOCK 73, BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING THE PORTION
OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DRAWN 40 FEET
SOUTHWESTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT
1.

Identifying Data of Deed of Trust or
Mortgage* Being Foreclosed Per Real
Estate Records of County Stated
in Legal Description:

Dated: January 5, 1998

Recorded: January 9, 1998

Recording Data: V M98, P704

Original Principal Balance: \$45,000.00

Original Trustee: Regional Trustee Services

Original Mortgagee(s)***Name(s): WMC Mortgage Corp

Address(es): P.O. Box 54089

Los Angeles, CA 90054

Present Mortgagee(s)***Name(s): WMC Mortgage Corp

Address(es): P.O. Box 54089

Los Angeles, CA 90054

Original Mortgagor(s)****Name(s): Jeffery L. Blair & Linda
J. Blair

Address(es): 1902 Academy St

Klamath Falls, OR 97601

Present Owner(s) Name(s): Jeffery L. Blair & Linda
J. Blair

Address(es): 1902 Academy St

Klamath Falls, OR 97601

* Sometimes named "Trust Indenture"

** Sometimes named "Mortgaged Property" or "Trust Property" or
"Property"

*** Sometimes named "Beneficiary"

**** Sometimes named "Grantor" or Trustor"

Page 2 of Identifying Data
of Mortgage or Deed of Trust

Recording Data of Foreclosure

Notices Re: Substitute or

Successor Trustee: Dated:11/10/99

Recorded:11/23/99

Recording Data:

Recording Data of Foreclosure

Notices of: (1) Default(s);

(2) Right to Cure; (3) Election to

Sell; and (4) Sale. Dated:11/9/99

Recorded:11/23/99

Recording Data:V M99, P46517

Recording Data of Foreclosure

Certificates of: (1) Mailings;

(2) Publication; (3) Service, and

(4) Posting of said Foreclosure

Notices of: (1) Defaults;

(2) Right to Cure; (3) Election to

Sell; and (4) Sale. Dated:4/7/00

Recorded:UNAVAILABLE

Recording Data:UNAVAILABLE

Foreclosure Sale. Date:4/13/00

Time:10:00AM

Place:2ND FLOOR, LOBBY OF THE
KLAMATH COUNTY COURTHOUSE,
317 S 7TH ST., KLAMATH
FALLS, OR

Successful Bidder(s)

and Grantee(s) Herein: Name(s):WMC MORTGAGE CORP.

Address(s):PO BOX 54089

LOS ANGELES, CA 90054

Successful Bid: :\$51,967.57

Grantor Herein: Name:PHILIP M. KLEINSMITH

Address(s):6036 ERIN PARK DR.

COLO SPRINGS, CO 80918

State of Oregon, County of Klamath

Recorded 07/21/00, at 3:27 p.m.

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Linda Smith,

County Clerk Fee\$ 36.00