

Return to:

Kleinsmith & Associates
6035 Erin Park Drive - Suite 203
Colorado Springs, CO 80918-5411

Vol M00 Page 26820

200 JUL 21 PM 3:27

K53200
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.

K41-

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

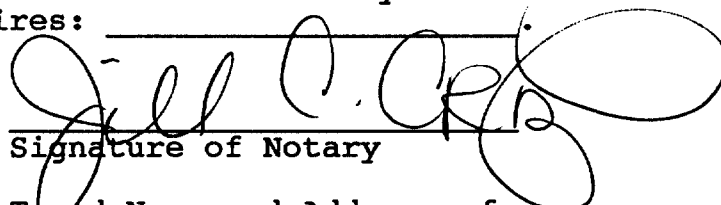
Therefore, in consideration of the above Successful Bid by the above Successful Bidder(s) and Grantee(s), the Grantor grants and conveys to the above Successful Bidder(s) and Grantee(s) the Real Estate without any covenant or warranty, express or implied.


 PHILIP M. KLEINSMITH, Grantor

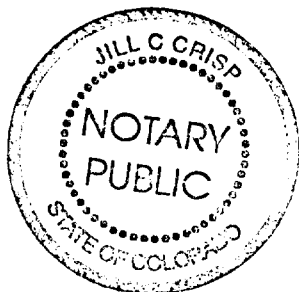
State of COLORADO)
 County of EL PASO)

On 4/20/00, 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)


 Signature of Notary
 Typed Name and Address of
 Notary:

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



My Commission Expires
 01/19/2003

Identifying Data of Mortgage
or Deed of Trust*

Defaults Causing Foreclosure: Non-payment of periodic payments
since: 8/98

<u>Estimated Total Amount Owed On</u>	<u>Principal:</u> \$ 58,238.15
<u>Deed of Trust or Mortgage*</u>	<u>Estimated Interest:</u> \$ 1,440.60
<u>Being Foreclosed on the</u>	<u>Estimated Costs:</u> . \$ 1,800.00
<u>Estimated Date of Foreclosure</u>	<u>Estimated Total:</u> . \$ 61,478.75
<u>Sale</u>	

Real Estate** to be Sold:

Common Description: : 1820-1822 Earle St
Klamath Falls, OR 97601
Assessor's Tax Parcel No. : unknown
Legal Description. : SEE EXHIBIT "A" ATTACHED

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

Dated: January 7, 1998
Recorded: January 26, 1998
Recording Data: V M98, P2470
Original Principal Balance: \$58,350.00
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): 1820-1822 Earle St
Klamath Falls, OR 97601
Present Owner(s) Name(s): Jeffery L. Blair & Linda
J. Blair
Address(es): 1820-1822 Earle 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"

The Northeasterly 75 feet of Lot 7, Block 26, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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: V M99, P46508

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: 11/15/99 & 11/23/99

Recording Data: V M99, P45341 & P46508

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:

Recorded: UNAVAILABLE

Recording Data: UNAVAILABLE

Foreclosure Sale. Date: 4/20/00

Time: 10:00AM

Place: 2ND FLOOR LOBBY OF THE
KLAMATH COUTNY COURTHOUSE, 317
S. 7TH ST., KLAMATH FALLS, OR
& 316 MAIN ST.

Successful Bidder(s)

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

Address(s): PO BOX 54089

LOS ANGELES, CA 90054

Successful Bid: : \$65,617.56

Grantor Herein: Name: PHILIP M. KLEINSMITH

Address(s): 6035 ERIN PARK DR.

COLO SPRINGS, CO 80918

State of Oregon, County of Klamath
Recorded 07/21/00, at 3:27 p.m.
In Vol. M00 Page 26820
Linda Smith,
County Clerk Fee \$ 41.00