

01 MAY 29 PM 1:15

After Recording Return to:

ALFRED L. EDGAR and JUDY A. EGGAR  
and SHERRI L. EDGAR

3370 LakeForest Road  
Chiloquin, OR. 97624

Until a change is requested all tax statements  
shall be sent to the following address:

ALFRED L. EDGAR and JUDY A. EGGAR  
and SHERRI L. EDGAR

3370 Lake Forest Road  
Chiloquin, OR. 97624

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**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF SALOMON BROTHER MORTGAGE SECURITIES VII, INC., NEW CENTURY ASSET-BACKED FLOATING RATE CERTIFICATES, SERIES 1998-NC3, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ALFRED L. EDGAR and JUDY A. EGGAR, husband and wife and SHERRI L. EDGAR, not as tenants in common, but with rights of survivorship, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

The West 200 feet of Lot 9, Block 5, THIRD ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$35,000.00.  
(here comply with the requirements of ORS 93.930)

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In Witness Whereof, the grantor has executed this instrument May 24 2001; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

US BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR THE REGISTERED HOLDERS OF  
SALOMON BROTHERS MORTGAGE SECURITIES  
VII, INC., NEW CENTURY ASSET-BACKED  
FLOATING RATE CERTIFICATES, SERIES 1998-  
NC3

BY:

Robert Denarola  
Assistant Vice President

STATE OF OREGON CALIFORNIA

County of Orange ) ss.

The foregoing instrument was acknowledged before me this  
by

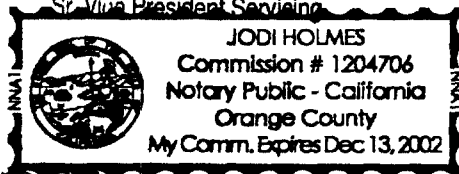
Notary Public for Oregon

(SEAL)

My commission expires:

Richard Cimino  
RICHARD CIMINO

Sr. Vice President Servicing



STATE OF OREGON CALIFORNIA County of Orange ) ss.

The foregoing instrument was acknowledged before me this  
5/24/01, by Richard Cimino, SR V. president, and by Robert  
Denarola, Assistant Vice President of US Bank National Association a California corporation, on behalf  
of the corporation.

Jodi Holmes  
Notary Public for Oregon CALIFORNIA

My commission expires: 12-13-02

(SEAL)

(If executed by a corporation,  
affix corporate seal)

A26

24558

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

U.S. Bank National Association ("U.S. Bank"), a national banking association organized and existing under the laws of the United States of America, 180 East Fifth Street, Corporate Trust, 2nd Floor, St. Paul, MN 55101 hereby constitutes and appoints New Century Mortgage Corporation ("New Century"), a California Corporation, and in its name, aforesaid Attorney-In-Fact, by and through any officers appointed by the Board of Directors of New Century, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in items (1) through (4) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the related servicing agreements and no power is granted hereunder to take any action that would be adverse to the interests of the Trustee or the Holders. This Power of Attorney is being issued in connection with New Century's responsibilities to service certain mortgage loans (the "Loans") held by U.S. Bank in its capacity as Trustee. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security Instruments (collectively the "Security Instruments") and the Notes secured thereby.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by U.S. Bank National Association, and to use or take any lawful means for recovery by legal process or otherwise.
2. Transact business of any kind regarding the Loans, and obtain an interest therein and/or buildings thereon, as U.S. Bank National Association's act and deed, to contract for, purchase, receive and take possession and evidence of title in and to the property and/or to secure payment of a promissory note or performance of any obligation or agreement.
3. Execute bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of releases, satisfactions, assignments, and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of U.S. Bank National Association.
4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

Witness my hand and seal this 1<sup>st</sup> day of May, 2001.

(SEAL) NO CORPORATE SEAL

Witness: Erik Magnuson  
Witness: Shane Johnson  
Attest: Shana M Bloom, Trust Officer

U.S. Bank National Association, as Trustee

By: Eve D. Kaplan, Vice President  
By: Shannon M. Rantz, Assistant Vice President

FOR CORPORATE ACKNOWLEDGMENT

STATE OF MINNESOTA )ss  
COUNTY OF RAMSEY )

On this 1st day of May, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Eve D. Kaplan, Shannon M. Rantz and Shana M. Bloom, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice President, Assistant Vice President and Trust Officer respectively, of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature L. Elaine Eby

(NOTARY SEAL)

My commission expires: January 31, 2005



State of Oregon, County of Klamath  
Recorded 05/29/01, at 1:15 p.m.  
In Vol. M01 Page 24557  
Linda Smith,  
County Clerk Fee\$ 26.00