

AFTER RECORDING RETURN TO:
AMERIQUEST MORTGAGE COMPANY
ATTN: RSD DEPARTMENT
505 S MAIN STREET, SUITE 6000
ORANGE, CA 92868

State of Oregon, County of Klamath
Recorded 02/19/2002 3:26 p m.
Vol M02, Pg 9741-43
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS WILL BE
SENT TO THE FOLLOWING ADDRESS:

same as above

T.S. NUMBER: T01-10599 NM

LOAN NUMBER: 0012693586

TRUSTEE'S DEED

THIS TRUSTEE'S DEED IS EXECUTED BY FIDELITY NATIONAL TITLE INSURANCE CO., , AND
DELIVERED TO: WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

RECITALS

REFERENCE IS MADE TO THAT CERTAIN TRUST DEED ("TRUST DEED"), WHOSE PARTIES, DATE
AND RECORDING INFORMATION ARE AS FOLLOWS:

GRANTOR: MARK E GATES AND JULIE M. GATES TENANTS BY ENTIRETY

TRUSTEE: FIDELITY NATIONAL TITLE

BENEFICIARY: AMERIQUEST MORTGAGE COMPANY

DATE: July 20, 1999

RECORDING DATE: 07/29/1999

RECORDING REFERENCE: BOOK: M99 PAGE: 30176

RERECORDED ON:

COUNTY OF RECORDING: KLAMATH

THE TRUST DEED ENCUMBERED THE REAL PROPERTY HEREINAFTER DESCRIBED AS THE
"PROPERTY" TO SECURE, AMONG OTHER THINGS, THE PERFORMANCE OF CERTAIN OBLIGATIONS
OF THE GRANTOR TO THE BENEFICIARY. THEREAFTER, BENEFICIARY INFORMED THE TRUSTEE
THAT THE NOTE INSTALLMENTS DUE 02/01/2001 AND ALL THE SUCCESSIVE INSTALLMENTS WERE
UNPAID, AND DECLARED ALL SUMS SO SECURED IMMEDIATELY DUE AND OWING.

A NOTICE OF DEFAULT, CONTAINING AN ELECTION TO SELL THE PROPERTY AND TO FORECLOSE
THE TRUST DEED BY ADVERTISEMENT AND SALE TO SATISFY THE GRANTOR'S OBLIGATION WAS
RECORDED IN THE MICROFILM RECORDS OF KLAMATH COUNTY ON 09/27/2001 INST. # BOOK
VOL. M01 PAGE 49249.

PURSUANT TO THE NOTICE OF DEFAULT, THE TRUSTEE ON 02/08/2002 AT THE HOUR OF 10:00 A.M.
AT THE PLACE SO FIXED FOR THE SALE, SOLD THE PROPERTY IN ONE PARCEL AT PUBLIC
AUCTION TO THE BUYER FOR THE SUM OF \$87,743.97 BEING THE HIGHEST AND BEST BID AT THE

TRUSTEE'S DEED (CONT.)

T.S. #: T01-10599 NM

SALE AND THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER.

CONVEYANCE

TRUSTEE CONVEYS TO BUYER ALL INTEREST WHICH THE GRANTOR HAD OR HAD THE POWER TO CONVEY AT THE TIME OF GRANTOR'S EXECUTION OF THE TRUST DEED, TOGETHER WITH ANY INTEREST WHICH THE GRANTOR OR HIS SUCCESSORS IN INTEREST ACQUIRED AFTER THE EXECUTION OF THE TRUST DEED IN AND TO THE PROPERTY: A PARCEL OF LAND SITUATE IN BLOCK 24 OF ELDORADO HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING IN THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE WEST MOST CORNER OF LOT 7, BLOCK 24, ELDORADO HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, SAID CORNER BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BIRCH STREET AND FROM WHICH THE NORTHWEST CORNER OF SAID BLOCK 24 BEARS NORTH 40 DEGREES 20 MINUTES 30 SECONDS EAST 129.10 FEET DISTANT; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF BIRCH STREET NORTH 40 DEGREES 20 MINUTES 30 SECONDS EAST 71.10 FEET; THENCE SOUTH 49 DEGREES 39 MINUTES 30 SECONDS EAST 124.32 FEET; THENCE SOUTH 15 DEGREES 45 MINUTES 10 SECONDS WEST 85.19 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF LOT 10, BLOCK 24; THENCE ALONG THE NORTHEASTERLY LINE OF LOTS 9 AND 10, ON A 6 DEGREES 36 MINUTES 40 SECONDS CURVE TO THE LEFT. 105.00 FEET TO THE BEGINNING OF SAID CURVE; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE OF LOT 9 AND LOT 8, BLOCK 24, NORTH 49 DEGREES 45 MINUTES WEST 55.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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. THE TRUST AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE ARE THE SUM SPECIFIED ABOVE.

DATED: February 12, 2002

FIDELITY NATIONAL TITLE
INSURANCE COMPANY, as said Trustee

Address of Trustee:
Fidelity National Title Insurance Company
c/o Town & Country Title Service
505 S. Main Street, Suite 6000
Orange, CA 92868-4509


By: Andrew Fragassi
It's: Assistant Vice President

STATE OF)
COUNTY OF) SS

On the date written below before me personally appeared Andrew Fragassi, to me known to be a Assistant Vice President of FIDELITY NATIONAL TITLE INSURANCE COMPANY who executed the foregoing instrument on behalf of said corporation for the purposes stated therein, and on oath stated that he/she is authorized to execute the said instrument on behalf of said corporation.

TRUSTEE'S DEED (CONT.)

T.S. #: T01-10599 NM

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on 2/15/02.

Marisa Herrera
Notary Public in and for the State of
My Commission Expires 2/16/02

