

'02 FEB 21 PM 2:16

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State of Oregon, County of Klamath
Recorded 02/21/2002 2:16 p m.
Vol M02, Pg 10514-17
Linda Smith, County Clerk
Fee \$ 86.00 # of Pgs 4

Recording Requested by
And When Recorded Mail to

THE CIT GROUP/CONSUMER FINANCE, INC.
5370 WEST 95TH ST., 3RD FLOOR
PRAIRIE VILLAGE, KS 66207-3204

Parcel No. R-2310-016AO-03100-000, R136007
TS #: 26530
Loan #: 12344-OR-01/24991259

FIDELITY NATIONAL TITLE

1014996

TRUSTEE'S DEED

THIS INDENTURE, Made this 15th day of February, 2002, between FIDELITY NATIONAL TITLE INSURANCE COMPANY, as Trustee and THE CIT GROUP/CONSUMER FINANCE, INC., hereinafter called the second party;

Pursuant to said notice of sale, the undersigned trustee on 02/15/2002, at the hour of 11:00 AM, o'clock of said day, in accord with the Standard of Time established by ORS 187.110 which was the day and hour to which said sale was scheduled or which was the day and hour to which said sale was postponed as permitted by ORS 86.755 (2) or which was the day and hour set in the amended Notice of Sale and at the place so fixed for sale, as aforesaid in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon said trust deed, sold said real property in one parcel at public auction to the said second party for the sum of \$102,500.00, said second party being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

WITNESSETH:

RECITALS: SUSAN F BENTLEY, as grantor, executed and delivered to AMERITITLE, as trustee, for the benefit of THE CIT GROUP/CONSUMER FINANCE, INC., as beneficiary, a certain trust deed dated 07/29/1998, duly recorded on Recorded on 07/31/1998, Book M-98, Page 28139, in the mortgage records of KLAMATH County,

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Oregon. Said real property in the trust deed therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in grantor's performance of the obligations secured by said trust deed as stated in the notice of default hereinafter mentioned and such default still existed at the time of the sale hereinafter described.

By reason of said default, the owner and holder of the obligations secured by said trust deed, being the beneficiary therein named, or beneficiary's successor in interest, declared all sums so secured immediately due and owing; a notice of default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said County on 10/08/2001, in book/reel/volume No. M01 at page 51167 thereof to which Reference now is made.

After the recording of said notice of default, as aforesaid, the undersigned trustee gave notice of the time for and place of sale of said real property as fixed by the trustee and as required bylaw; copies of the Notice of Trustee's Sale were served pursuant to ORCP 7D(2) and 7D(3) or mailed by both first class and certified mail with return receipt requested, to the last-known address of the persons or their legal representatives, if any, named in ORS 86.740 (1) and (2) (a), at least 120 days before the date the property was sold, and the Notice of Trustee's Sale was mailed by first class and certified mail with return receipt requested, to the last-known address of the guardian, conservator or administrator or executor of any person named in ORS 86.740 (1), promptly after the trustee received knowledge of the disability, insanity or death of any such person; the Notice of Trustee's Sale was served upon occupants of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7D(2) and 7D(3) at least 120 days before the date the property was sold, pursuant to ORS 86.750(1). If the foreclosure proceedings were stayed and released from the stay, copies of the Amended Notice of Sale in the form required by ORB 86.755 (6) were mailed by registered or certified mail to the last-known address of those persons listed in ORS 86.740 and 86.750 (1) and to the address provided by each person who was present at the time and place set for the sale which was stayed within 30 days after the release from the stay. Further, the trustee published a copy of said notice of sale in a newspaper of general circulation in each

county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred more than twenty days prior to the date of such sale. The mailing, service and publication of said notice of sale are shown by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of said county, said affidavits and proofs, together with the said notice of default and election to sell and the Notice of Trustee's Sale, being now referred to and incorporated in and made a part of this Trustee's Deed as fully as if set out herein verbatim. The undersigned trustee has no actual notice of any person, other the persons named in said affidavits and proofs as having or claiming a lien on or interest in said described real property, entitled to notice pursuant to ORS 86-740 (1) (b) or (1) (c).

NOW THEREFORE, in consideration of the said sum is paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said trustee deed, the trustee does hereby convey unto the second party all interest which the grantor had or had the power to convey at the time of grantor's execution of said trust deed, together with any interest the said grantor or grantor's successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

LOT 7 IN BLOCK 2, OF ANTELOPE MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE INT HE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TO HAVE AND TO HOLD the same unto the second party, second party's heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires, the singular includes the plural; the word "grantor" includes any successor in interest to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed, the word "trustee" includes any successor trustee, the word "beneficiary" includes any successor in interest of the beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this

documents; if the undersigned is a corporation, it has caused it's corporate named to be signed and its seal affixed hereto by an officer or another person duly authorized thereunto by order of its Board of Directors.

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 verity approved uses.

FIDELITY NATIONAL TITLE INSURANCE CO., as Trustee
By FORECLOSURE CONSULTANTS, INC., as Agent

By: *Stewart T. Williams*
Stewart T. Williams, Vice President

Date: 02/15/02

State of California
County of Orange

On this day personally appeared before me Stewart T. Williams to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15th day of February, 2002

Sylvia Derdall
Notary Public in and for said County and State
Residing at 22687 Old Canal Road, Yorba Linda CA 92887
My Commission Expires: 01/11/2003

