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Title Order No. 02209719	This space reserved for recorder's use State of Oregon, County of Klamath Recorded 06/11/2002 <u>10:59 a.m.</u> Vol M02, Pg <u>34057-58</u> Linda Smith, County Clerk Fee \$ <u>26⁰⁰</u> # of Pgs <u>2</u>
Escrow No. 02209719	
After Recording Return To: Thomas J. Prosser	
Name, Address, Zip	
Until a change is requested all tax statements shall be sent to the following address: Same as above	
Name, Address, Zip	

REO# 13243/12693586-DS

**STATUTORY
BARGAIN AND SALE DEED**

WM Specialty Mortgage, L.L.C. , Grantor, conveys to Thomas J. Prosser , Grantee, the following described real property situated in County, Oregon, to-wit:

See Attached hereto and made a part hereof.

The true consideration for this conveyance is \$ 76,900.00 . (Here comply with the requirements of ORS 93.030)

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.

WM Specialty Mortgage, L.L.C. , by Ameriquet Mortgage Company, its Attorney in Fact

[Signature]

Stephen Sharrock, Vice President

[Signature]
Jeff Rivas, REO Manager

STATE OF California } ss
County of Orange

On this June , 2002 , before me appeared Stephen Sharrock and Jeff Rivas both to me personally known, who being duly sworn did say that he, the said Stephen Sharrock is the Vice President, and he the said Jeff Rivas is the REO Manager of Ameriquet Mortgage Company the within named corporation, as Attorney in Fact for WM Specialty Mortgage, L.L.C. and that the said instrument was signed in behalf of said corporation by authority of its Board of Directors, and Stephen Sharrock and Jeff Rivas acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



[Signature]
Notary Public for the State of California
My commission expires: Diane Stevens

Exhibit A

A parcel of land situate in Block 24, ELDORADO HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the Western 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 $40^{\circ} 20' 30''$ East 129.10 feet distant; thence along said Southeasterly right of way line of Birch Street, North $40^{\circ} 20' 30''$ East 71.10 feet; thence South $49^{\circ} 39' 30''$ East 124.32 feet; thence South $15^{\circ} 45' 10''$ 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 $6^{\circ} 35' 40''$ 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 $49^{\circ} 45'$ West 55.00 feet, more or less, to the point of beginning.