

02 SEP 9 PM 2:14

AFTER RECORDING RETURN TO:

Wells Fargo Home Mortgage, Inc.
Claims Dept-X2505-01A
1 Home Campus
Des Moines, IA 50328

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

same as above

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State of Oregon, County of Klamath

Recorded 09/09/2002 2:14 P m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

T.S. Number: ONMC057351 CM

FIDELITY NATIONAL TITLE

K-56855

Loan Number: 7031574/685/Webb

TRUSTEE'S DEED

This trustee's deed is executed by Fidelity National Title Company, and delivered and conveyed to: Wells Fargo Home Mortgage, Inc., Grantee

RECITALS

Reference is made to that certain trust deed ("trust deed"), whose parties, date and recording information are as follows:

Grantor:	Karen L. Webb , a single woman
Trustee:	First American Title Insurance Company of Oregon, an Oregon Corporation
Beneficiary:	Norwest Mortgage, Inc., a California Corporation dba Directors Mortgage Loan Corporation
Date:	October 4, 1995
Recording Date:	10/16/1995
Recording Reference:	7668 Book: M95 Page: 28137
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 12/01/2001 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 04/18/2002 Inst. # Book M02 Page 22938.

Pursuant to the notice of default, the trustee on 08/30/2002 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 Wells Fargo Home Mortgage, Inc. fka Norwest Mortgage, Inc., a California Corporation dba Directors Mortgage Loan Corporation, Grantee for the sum of \$41,200.37 being the highest and best bid at the sale and the true and actual consideration paid for this transfer.

#262

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TRUSTEE'S DEED (CONT.)

T.S. #: ONMC057351 CM

CONVEYANCE

Trustee conveys to Wells Fargo Home Mortgage, Inc. fka Norwest Mortgage, Inc., a California Corporation dba Directors Mortgage Loan Corporation, Grantee 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: The Southerly 75 feet of Lot 372, in Block 122 of Mills Addition to the City of Klamath Falls, according to the Official Plat thereof onfile in the Office of the County Clerk of Klamath County, Oregon.

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: 9/4/02

A. Fragassi
BY: FIDELITY NATIONAL TITLE COMPANY,
SUCCESSOR TRUSTEE

State of California
County of Orange

This instrument was acknowledged before me on 9/4/02
by ANDY FRAGASSI as AVP
of FIDELITY NATIONAL TITLE

Maurth
NOTARY PUBLIC FOR CALIFORNIA
MY COMMISSION EXPIRES: 7/16/04

