

02 NOV 4 PM 11:01

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After recording return to:

HOMECOMINGS FINANCIAL NETWORK  
ASSET RESOLUTION DIVISION  
9275 SKY PARK COURT, 3RD FLOOR  
SAN DIEGO CA 92123

State of Oregon, County of Klamath  
Recorded 11/04/2002 11:01 a m.  
Vol M02, Pg 63529-31  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

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

Same as above

K58356

(Recorder's Use)

## TRUSTEE'S DEED

T.S. No. 1039732-09  
Loan No. 0432978278

THIS INDENTURE, Made October 30, 2002, between CAL-WESTERN  
RECONVEYANCE CORPORATION,  
hereinafter called trustee, and DEUTSCHE BANK TRUST COMPANY AMERICAS,  
FKA BANKERS TRUST,  
COMPANY, AS TRUSTEE

hereinafter called the second party;

### WITNESSETH:

RECITALS: SARAH LYNN FERRIER, AN ESTATE IN FEE SIMPLE

, as grantor, executed and  
delivered to FIRST AMERICAN TITLE INS CO, as trustee, for the benefit  
of MATRIX FINANCIAL SERVICES CORPORATION  
, as beneficiary,

a certain trust deed dated April 23, 2001, duly recorded on May 1, 2002, in  
the mortgage records of KLAMATH County, Oregon, in book/reel/volume No M01  
at page 19786, or as fee/file/instrument/microfilm/reception No. XX (indicate which).  
In said trust deed the real property 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 his 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 his 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 February 15, 2002,  
in book/reel/volume No M02 at page 9450, thereof or as fee/file/instrument/microfilm/reception No. XX(indicate which), to  
which reference now is made.

After the recording of said notice of default, as aforesaid, CAL-WESTERN RECONVEYANCE CORPORATION  
the undersigned trustee gave notice of the time for and place of sale of said real property as fixed by him and as  
required by law; copies of the Trustee's Notice of 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 Trustee's Notice of Sale was mailed by first class and certified mail with return receipt requested,

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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 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 an Amended Notice of Sale in the form required by ORS 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 trustee's notice of 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 than 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).

Pursuant to said notice of sale, the undersigned trustee on October 29, 2002, at the hour of 1:00 PM, 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 postponed as permitted by ORS 86.755(2))(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 him by said trust deed, sold said real property in one parcel at public auction to the said second party for the sum of \$124,000.00, he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of \$124,000.00.

NOW THEREFORE, in consideration of the said sum so 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 trust 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 his successors in interest acquired after the execution of said deed in and to the following described real property, to-wit:

LOTS 13, 14, 15 AND 16 IN BLOCK 53 OF GRANDVIEW ADDITION TO BONANZA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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

In constructing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and 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.

# TRUSTEE'S DEED

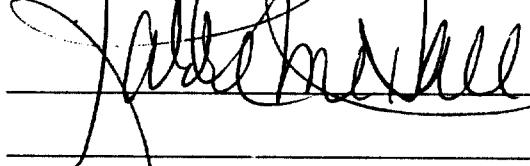
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IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order 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 CITIES OR COUNTIES PLANNING DEPARTMENT TO VERIFY APPROVED USES.

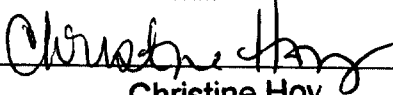
CAL-WESTERN RECONVEYANCE CORPORATION

  
\_\_\_\_\_  
\_\_\_\_\_  
**Karre-Anne Hall, A/V.P**  
\_\_\_\_\_

State of California  
County of San Diego

On **OCT 30 2002** before me,  
the undersigned, a Notary Public in and for said State,  
personally appeared **Karre-Anne Hall, A.V.P.**

personally known to me (or proved to me on the basis  
of satisfactory evidence) to be the person(s) whose  
name(s) is/are subscribed to the within instrument  
and acknowledged to me that he/she/they executed the (Notary Seal)  
same in his/her/their authorized capacity(ies), and  
that by his/her/their signature(s) on the instrument  
the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature   
Christine Hoy

