

The trustee has no actual notice of any person, other than the persons identified in the affidavit(s) and proof(s) of mailing and/or service, having or claiming any lien on or interest in the Property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

Pursuant to the Notice of Trustee's Sale, one or more due public proclamations of the sale's postponement and/or an Amended Notice of Trustee's Sale, the trustee -- on 11/08/02, at 10:00 a.m. in accord with the standard of time established by ORS 187.110, and at the place so fixed for sale, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon said trustee by the trust deed -- sold the Property in one parcel at public auction to the Chase Mortgage Company-West fka Mellon Mortgage Company for the sum of \$92,928.81, Chase Mortgage Company-West fka Mellon Mortgage Company being the highest and best bidder at the sale. The true and actual consideration paid for this transfer is the sum of \$92,928.81

NOW, THEREFORE, in consideration of the sum of \$92,928.81 paid by Chase Mortgage Company-West fka Mellon Mortgage Company in cash, the receipt of which is acknowledged, and by the authority vested in the trustee by the laws of the State of Oregon and by the trust deed, the trustee does hereby convey Chase Mortgage Company-West fka Mellon Mortgage Company all interest the grantor had or had the power to convey at the time of grantor's execution of the trust deed, together with any interest the grantor or grantor's successors in interest acquired after the execution of the trust deed in and to the Property, which is legally described as follows:

The Easterly 113 feet of Lot 38, Fair Acres Subdivision No. 1, in the County of Klamath, State of Oregon. Excepting therefrom that portion taken for the widening of Kane Street by instrument recorded in Book 349, Page 474, Deed Records of Klamath County, Oregon.

Commonly known as: 5141 Shasta Way, Klamath Falls, OR 97603

This conveyance is made without representations or warranties of any kind. By recording this Trustee's Deed, Chase Mortgage Company-West fka Mellon Mortgage Company understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Chase Mortgage Company-West fka Mellon Mortgage Company concerning the Property and that the trustee owed no duty to make disclosures to Chase Mortgage Company-West fka Mellon Mortgage Company concerning the Property, Chase Mortgage Company-West fka Mellon Mortgage Company relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

IN WITNESS WHEREOF, the undersigned trustee has executed this document; if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto by an officer or other person duly authorized thereunto by order of its Board of Directors.


Northwest Trustee Services, LLC, Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

Jeff Stenman

I certify that I know or have satisfactory evidence that Jeff Stenman is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as an Associate Member of Northwest Trustee Services, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 14, 2002



Dolores L. SanNicolas
NOTARY PUBLIC in and for the State of
Washington, residing at Kent
My commission expires 02/16/05

DOLORES L. SAN NICOLAS
STATE OF WASHINGTON
NOTARY --- PUBLIC
MY COMMISSION EXPIRES 2-16-05

THIS INSTRUMENT WILL NOT ALLOW USE OF PROPERTY DESCRIBED HEREIN 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 VERIFIED APPROVED USES.