

03 FEB 7 AM 11:17

**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

Vol M03 Page 07758

State of Oregon, County of Klamath  
Recorded 02/07/2003 11:17a m.

Vol M03 Pg 07758-59

Linda Smith, County Clerk

Fee \$ 76.00 # of Pgs 2

FIDELITY NATIONAL TITLE - NDS

T.S. Number: ONMC057971 CM / 241404

Aspen title 55772

Loan Number: 7031604/685/Clair Jr.

**TRUSTEE'S DEED**

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

**RECITALS**

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

Grantor:	Michael R. Clair Jr. and Marlies B. Clair , husband and wife
Trustee:	First American Title Insurance Company of Oregon, an Oregon Corporation
Beneficiary:	Norwest Mortgage, Inc., a California Corporation dba Directors Mortgage Loan Corporation
Date:	November 14, 1995
Recording Date:	11/28/1995
Recording Reference:	Book: M95 Page: 32519
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 05/01/2002 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 09/18/2002 Inst. # Book M02 Page 53233.

Pursuant to the notice of default, the trustee on 01/31/2003 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. for the sum of \$44,102.45 being the highest and best bid at the sale and the true and actual consideration paid for this transfer.

264

07759

TRUSTEE'S DEED (CONT.)

T.S. #: ONMC057971 CM

CONVEYANCE

Trustee conveys to Wells Fargo Home Mortgage, Inc. fka Norwest Mortgage, Inc. 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: Lot 2 in Block 105 of Buena Vista addition to the City of Klamath Falls, excepting therefrom that portion conveyed to the State of Oregon by Deed Recorded April 24, 1959 in Deed Volume 312 at Page 37 and 39, 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: February 6, 2003

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

State of California  
County of Orange

This instrument was acknowledged before me on 2.6.03  
by A. FRAGASSI as AVP  
of Fidelity National Title

Jeri Smeltzer  
NOTARY PUBLIC FOR CALIFORNIA  
MY COMMISSION EXPIRES: 12-17-05

