

03 MAR 21 PM 3:41

Aspen 55937

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**AFTER RECORDING RETURN TO:**

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

State of Oregon, County of Klamath  
Recorded 03/21/2003 3:41 p.m.  
Vol M03 Pg 17386-88  
Linda Smith, County Clerk  
Fee \$ 31 # of Pgs 3

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

same as above

T.S. Number: ONMC058108

CM

12410492

Loan Number: 5690285/Van Horn

**TRUSTEE'S DEED**

This trustee's deed is executed by Fidelity National Title Company, and delivered and conveyed to: Federal Home Loan Mortgage Corporation, Grantee

**RECITALS**

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

Grantor:	Fredrick W. Van Horn, Jr. , a married man as his sole and separate property
Trustee:	First American Title Insurance Company of Oregon
Beneficiary:	Capitol Commerce Mortgage Co., a California Corporation
Date:	April 26, 2000
Recording Date:	05/05/2000
Recording Reference:	Book: M00 Page: 16310
Assignment:	08/01/2000 Vol. M00 Page.28049 to Wells Fargo Home Mortgage, Inc.
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 07/01/2002 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 10/24/2002 Inst. # Book MO2 Page 60738.

Pursuant to the notice of default, the trustee on 03/07/2003 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 Federal Home Loan Mortgage Corporation for the sum of \$63,000.00 being the highest and best bid at the sale and the true and actual consideration paid for this transfer.

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TRUSTEE'S DEED (CONT.)

T.S. #: ONMC058108 CM

CONVEYANCE

Trustee conveys to Federal Home Loan Mortgage Corporation 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: Please See Attached

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.

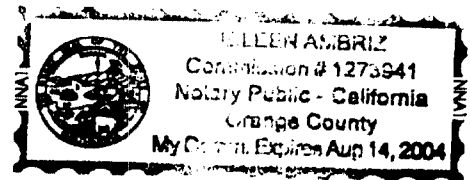
Dated: 3/20/03

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

State of California  
County of Orange

This instrument was acknowledged before me on 3/20/03by A. FRAGASSI as A.V.P.of FIDELITY NATIONAL TITLE - NDS

Eileen Ambroz  
NOTARY PUBLIC FOR CALIFORNIA  
MY COMMISSION EXPIRES: 08-14-04



## DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

Beginning at a point which bears North 89 degrees 34' West 1745.3 feet from the quarter corner between Section 24, Township 23 South, Range 9 E.W.M., and Section 19, Township 23 South, Range 10 E.W.M., which is the intersection of the East and West center line of said section 24 and the Westerly right of way line of the Dallas California Highway; thence continuing West along said Section line a distance of 894.7 feet, more or less, to the center of said Section 24; thence South on the North-South center section line a distance of 100.8 feet to a point; thence East, parallel to said East-West center section line, a distance of 834.7 feet to the Northwestern right of way line of the Dallas-California Highway; thence North 30 degrees 48' East, along said right of way line a distance of 117.3 feet more or less, to the point of beginning, said parcel being situated in the NW 1/4 to SE 1/4 of section 24, Township 23 South, Range 9 E.W.M., and containing 2.0 acres, more or less, Less and Excepting any portion lying within the right of way of the Walker Basin Canal.

PARCEL 2:

Beginning at a point which bears N. 89 degrees 34' W., 1745.3 feet from the quarter corner between Section 24, Township 23 S., R. 9 E.W.M., and section 19, Township 23 S., R. 10 E.W.M., which is the intersection of the East and West center line of said Section 24 and the Westerly right of way line of the Dallas California Highway; thence North 30 degrees 48' East 305.98 feet along the Westerly right of way line of said highway to an iron pin; thence North 89 degrees 34' West 410.08 feet to the center line of the Walker Irrigation Canal; thence South 33 degrees 30' West 314.96 feet to a point on the said center line of Section 24; thence South 89 degrees 34' East 428 feet to the point of beginning all lying within the SW1/4 & NE 1/4 of Section 24, Township 23 South, Range 9 West of the Willamette Meridian, Klamath County, Oregon.