

Aspen EU419

03 JUN 26 PM 2:49

**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 06/26/2003 2:49 p. m.  
Vol M03 Pg 44010-11  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

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

same as above

T.S. Number: ONMC058474 CM

Loan Number: 2963994/685/Beal

**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. fka Western Sunrise aka Crossland Mortgage Corp., Grantee

**RECITALS**

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

Grantor:	Jeff W. Beal and Evelyn Y. Beal
Trustee:	David A. Kubat, OSBA 84265 c/o T.D. Service Company, Washington
Beneficiary:	Wells Fargo Home Mortgage, Inc. fka Norwest Mortgage, Inc. fka Western Sunrise aka Crossland Mortgage Corp.
Date:	January 19, 1999
Recording Date:	02/01/1999
Recording Reference:	Book: M99 Page: 3731
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 10/01/2002 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 01/29/2003 Inst. # Book M03 Page 05557.

Pursuant to the notice of default, the trustee on 06/20/2003 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. fka Western Sunrise aka Crossland Mortgage Corp., Grantee for the sum of \$40,500.00 being the highest and best bid at the sale and the true and actual consideration paid for this transfer.

26 A

CONVEYANCE

Trustee conveys to Wells Fargo Home Mortgage, Inc. fka Norwest Mortgage, Inc. fka Western Sunrise aka Crossland Mortgage Corp., 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: Lots 2, and 3, Block 66, Fifth Addition to Nimrod River Park, in the County of Klamath, State of Oregon. Also Lot 1, Block 65.

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: 6-25-03

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

State of California  
County of Orange

This instrument was acknowledged before me on 6-25-03  
by A. Fragassi as AVP  
of Fidelity National Title

Carmela Drisdale  
NOTARY PUBLIC FOR CALIFORNIA  
MY COMMISSION EXPIRES: 5-10-07

