

03 AUG 20 PM 3:37

1st 147963

Vol M03 Page 61191



FIRST AMERICAN TITLE INSURANCE

3 FIRST AMERICAN WAY

SANTA ANA, CA 92707

Trustee's Name and Address

Second Party's Name and Address

After recording, return to Grantor, Address, Zip:

FIRST AMERICAN TITLE INSURANCE

NEVADA TRUST DEED SERVICES, INC

1380 E Sahara Ave #B, Las Vegas, NV.

Until requested otherwise, send all tax statements to Grantor, Address, Zip:

HOUSEHOLD MORTGAGE SERVICES

REO WHOLESALE DEPT.

931 CORPORATE CENTER DRIVE

POMONA, CA 91768

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 08/20/2003 3:37 p m

Vol M03 Pg 61191-95

Linda Smith, County Clerk

Fee \$ 41.00 # of Pgs 5

xed.

puty.

OR-1119

THIS INDENTURE, Dated AUGUST 11, 2003 TRUSTEE'S DEED

6197677

FIRST AMERICAN TITLE INSURANCE

called trustee, and HOUSEHOLD FINANCE CORPORATION

hereinafter called the second party; WITNESSETH:

RECITALS: JACK ROKSTOOL

delivered to PAUL S. COSGROVE

of FIELDSTONE MORTGAGE COMPANY

dated MAY 1, 2000

KLAMATH

County, Oregon, in book/reel/volume No. M00 at page 16693, as trustee, for the benefit of _____, as grantor, executed and _____, as beneficiary, a certain trust deed _____, in the Records of _____, and/or as fee/file/instrument/microfilm/reception No. _____ (Indicate which). In that trust deed, the real property therein and hereinafter described was conveyed by the grantor to the trustee to secure, among other things, the performance of certain obligations of the grantor to the beneficiary. The grantor thereafter defaulted in performance of the obligations secured by the 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 the default, the owner and holder of the obligations secured by the trust deed, being the beneficiary therein named, or the beneficiary's successor in interest, declared all sums so secured immediately due and owing. A notice of default containing an election to sell the real property and to foreclose the trust deed by advertisement and sale to satisfy the asserting grantor's obligations was recorded on APRIL 2, 2003, in the Records of Klamath County, in book/reel/volume No. M03 at page 20032-36, and/or as fee/file instrument/microfilm/reception No. _____ (indicate which), to which reference now is made.

After recording the notice of default, the undersigned trustee gave notice of the time for and place of sale of the real property, as fixed by the trustee and as required by law. Copies of the notice of sale were served pursuant to ORCP 7 D. (2) and 7 D. (3), or mailed by both first class and certified mail with return receipt requested, to the last known addresses of the persons or their legal representatives, if any, named in ORS 86.740 (1) and 86.740 (2)(a), at least 120 days before the date the property was sold. A copy of the notice of sale was mailed by first class and certified mail with return receipt requested to the last known address of the fiduciary or personal representative 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. Copies of the notice of sale were served upon occupants of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7 D. (2) and 7 D. (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 addresses 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. The trustee published a copy of the notice of sale in a newspaper of general circulation in each county in which the real property is situated once a week for four successive weeks. The last publication of the notice occurred more than twenty days prior to the date of sale. The mailing, service and publication of the notice of sale are shown by affidavits and/or proofs of service duly recorded prior to the date of sale in the county records, those affidavits and proofs, together with the Notice of Default and Election to Sell and the notice of sale, being now referred to and incorporated in and made a part of this deed as if fully set forth herein. The undersigned trustee has no actual notice of any person, other than the persons named in those affidavits and proofs as having or claiming a lien on or interest in the real property, entitled to notice pursuant to ORS 86.740 (1)(b) or (1)(c).

The true and actual consideration for this conveyance is \$ _____ (Here comply with ORS 93.030.)

(OVER)

41X



The undersigned trustee, on AUGUST 13, 2003, at the hour of 10:00AM o'clock, ----- M., in accord with the standard of time established by ORS 187.110, (which was the day and hour to which the 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, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon the trustee by the trust deed, sold the real property in one parcel at public auction to the second party for the sum of \$174,800.00, the second party being the highest and best bidder at the sale, and that sum being the highest and best bid for the property.

NOW, THEREFORE, in consideration of that sum so paid by the second party in cash, the receipt whereof 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 unto the second party 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 the grantor or grantor's successors in interest acquired after the execution of the trust deed in and to the following described real property, to-wit:

SEE ATTACHED LEGAL DISCRIPTION

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

In construing this instrument, and whenever the context so requires, the singular includes the plural; "grantor" includes any successor in interest to the grantor, as well as each and every other person owing an obligation, the performance of which is secured by the trust deed; "trustee" includes any successor trustee; "beneficiary" includes any successor in interest of the beneficiary first named above; and "person" includes a corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

FIRST AMERICAN TITLE INSURANCE

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

[Signature]
LAURA SOZA, ASST. SECRETARY

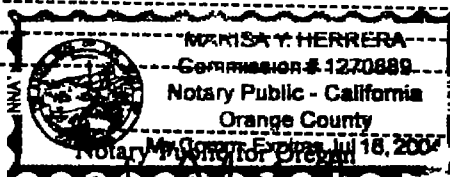
* Delete words in parentheses if inapplicable.

California
STATE OF ~~OREGON~~, County of Orange

This instrument was acknowledged before me on August 13, 2003
by Laura Soza

This instrument was acknowledged before me on _____
by _____

as _____
of _____



My commission expires _____

Exhibit "A"

Real property in the County of , State of Oregon, described as follows:

A tract of land situate in the SW 1/4 NW 1/4 of Section 18, Township 39 South, Range 10 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 Inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway) said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 S., R. 10 E.W.M., thence N. 89°47'40" E. along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet to a 1/2 Inch iron pin marking the True Point of Beginning of this description; thence N. 70°49'32" E. 102.63 feet to a 1/2 Inch iron pin on the arc of a 50 foot radius curve, radius point of said curve located N. 70°49'32" E. 50 feet; thence Southeasterly along the arc of said curve (delta is 102°21'44") 90.25 feet to a 1/2 Inch iron pin; thence S. 31°36'12" E. 104.55 feet to a 1/2 Inch iron pin; thence S. 65°48'00" W. 110.0 feet to a 1/2 Inch iron pin; thence N. 78°10'54" W. 102.78 feet to a 1/2 Inch iron pin; thence N. 43°08'10" W. 35.00 feet to a 1/2 Inch iron pin; thence N. 00°12'20" W. 80.00 feet to the True Point of Beginning of this description.

The above described tract of land contains 0.56 acres, more or less, with the bearings based on the West line of the recorded plat of Eternal Hills Memorial Gardens Cemetery as being North.

ALSO, A tract of land situated in the S 1/2 NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00°01'10" West along the section line, 2162.47 feet; thence along the centerline of a road easement as described in Deed Volume M-78 at page 2313 of the Klamath County Deed Records, South 89°51'42" East 599.83 feet, North 00°02'42" West 439.32 feet and South 89°59'04" East 132.38 feet; thence South 78°33'22" East 185.01 feet to the true point of beginning of this description and being on the Northerly line of that road easement reserved by Grantors as described in Deed Volume M-79 at page 7271 of said Klamath County Deed Records; thence North 34°13'49" East 135.80 feet; thence along the arc of a curve to the right (radius equals 70.0 feet and central angle equals 36°48'59") 44.98 feet to the Northwesterly corner of that tract of land described in Deed Volume M-66 at page 1501 of said Klamath County Deed Records; thence along the Northerly line of said tract of land, North 71°02'48" East 102.63 feet; thence continuing North 71°02'48" East 86.14 feet; thence North 18°57'12" West 30.00 feet; thence South 88°56'17" East 356.31 feet; thence on the arc of a curve to the right (radius point bears North 85°29'00" West 400.00 feet and central angle equals 61°30'16") 429.38 feet; thence South 66°01'16" West 144.49 feet; thence on the arc of a curve to the right (radius equals 205.06 feet and central angle equals 71°03'30") 254.32 feet; thence North 42°55'14" West 81.00 feet; thence on the arc of a curve to the left (radius equals 220.00 feet and central angle equals 06°41'57") 25.72 feet; thence North 40°22'49" East 60.00 feet to the true point of beginning.

Excepting therefrom that portion conveyed to Jack Rookstool and Sonja Rookstool in Warranty Deed recorded March 23, 1984 in Volume M84, page 4742.

TOGETHER WITH an easement for ingress and egress more fully described as follows:

A 30 foot wide easement, situated in the S 1/2 NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00°01'10" West, along the section line, 2162.47 feet; thence along the center line of a road easement as described in Deed Volume M-78 at page 2313 of the Klamath County Deed Records, South 89°51'42" East 599.83 feet, North 00°02'42" West 439.32 feet and South 89°59'04" East 132.38 feet; thence South 78°33'22" East 185.01 feet to the true point of beginning of this description and being on the Northerly line of that road easement reserved by Grantors as described in Deed Volume M-79 at page 7271, of said Klamath County Deed Records; thence North 34°13'49" East 135.80 feet; thence along the arc of a curve to the right (radius equals 70.00 feet and central angle equals 36°48'59") 44.98 feet to the Northwesterly corner of that tract of land described in Deed Volume M-66 at page 1501 of said Klamath County Deed Records; thence along the Northerly line of said tract of land, North 71°02'48" East 102.63 feet; thence continuing North 71°02'48" East 86.14 feet; thence North 18°57'12" West 30.00 feet; thence South 71°02'48" West 188.77 feet; thence on the arc of a curve to the left (Radius equals 100.00 feet and central angle equals 36°48'59") 64.25 feet; thence South 34°13'49" West 135 feet, more or less, to the Northerly line of that said easement described in Deed Volume M-79 at page 7271; thence Southeasterly, along said easement, 30 feet to the point of beginning.

Tax Parcel Number: R598044 and R873624

61195

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF FLORIDA }
COUNTY OF Hillsborough }

Foreclosure Number OR-1117

6197677

JAY GROSSMAN, Being first duly sworn, deposes and says:

That he is over the age of eighteen years and competent to make this affidavit;

That JACK ROOKSTOOL, is not in the military service of the United States, within the meaning of the Soldiers' and Sailors' Civil Relief Act, as amended; is not a member of the United States Marine Corps, Women's Reserve, or Women's Army Auxiliary Corps (WACS), or Women's Guard Reserve (SPARS), or being educated under the supervision of the United States preliminary to induction into the Military Service, or under orders to report for induction under the Selective Training and Service Act of 1940, as amended, or as a member of the Enlisted Reserve Corps under orders to report for military service or American Citizens serving with forces of any nation allied with the United States in the prosecution of a war, or in the Federal Service or active duty, as a member of the Army of the United States, or the United States Navy, or the Marine Corps, or the Coast Guard, or as an officer of the Public Health Service within the purview of the Soldiers' and Sailors' Civil Relief Act of 1940, as amended.

That this affidavit is made for the purpose of inducing FIRST AMERICAN TITLE INSURANCE as Trustee, or as agent for the Trustee of record, without leave of court first obtained to cause certain property to be sold pursuant to the Power of Sale contained within the terms of a Deed of Trust.

DATED this 1ST day of August, 2003.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
AS NOMINEE FOR
HOUSEHOLD FINANCE CORPORATION

Jay Grossman
Jay Grossman, Foreclosure Specialist

Subscribed and Sworn before me, a Notary Public

This 15th day of August, 2003.

[Signature]
NOTARY PUBLIC



Richard M. Carleon
My Commission DD045340
Expires July 28, 2006