

- 1st 241598 -

Vol M04 Page 02360

State of Oregon, County of Klamath
 Recorded 01/14/2004 3:23 p m
 Vol M04 Pg 2360-43
 Linda Smith, County Clerk
 Fee \$ 36.00 # of Pgs 4

This space is for recording data

~~FORECLOSURE SALE DEED~~ TRUSTEE'S DEED

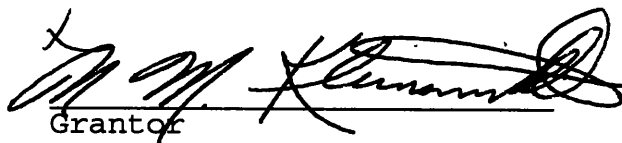
All words and phrases herein which have the first letters thereof capitalized are defined on the attached Identifying Data of Mortgage or Deed of Trust consisting of two pages.

The Grantor states:

1. This conveyance is made pursuant to the powers, including the power of sale, contained in the Deed of Trust or Mortgage.
2. Defaults Causing Foreclosure were made on said Deed of Trust or Mortgage.
3. The Present Mortgagee(s) and/or Present Trustee, as a result of said Defaults Causing Foreclosure, and in accordance with said Deed of Trust or Mortgage, executed Foreclosure Notices of: (1) Defaults; (2) Right to Cure; (3) Election to Sell; and (4) Sale stating that, by virtue of the authority vested in said person, said person would sell the Real Estate at public auction to the highest bidder. Said Foreclosure Notices fixed the Date, Time and Place of Sale. Copies of said Foreclosure Notices were Mailed, Served and/or Posted and Published, as required by law.
4. All applicable statutes and all of the provisions of the Deed of Trust or Mortgage have been complied with.
5. At the Date, Time and Place of the Foreclosure Sale, the Grantor sold to the Successful Bidder(s) and Grantee(s) at public auction the Real Estate for the Successful Bid.

6. All applicable (if any) redemption periods have passed without any redemption.

Therefore, in consideration of the above Successful Bid by the above Successful Bidder(s) and Grantee(s), the Grantor grants and conveys to the above Successful Bidder(s) and Grantee(s) the Real Estate without any covenant or warranty, express or implied.


Grantor

by Philip M. Kleinsmith

State of Colorado)
County of El Paso)

On 1/8/2004, before me, personally appeared Philip M. Kleinsmith personally known to me and/or proven to be said person whose name is subscribed to this Foreclosure Sale Deed consisting of four pages in total: two pages of Foreclosure Sale Deed and two pages of Identifying Data of Mortgage or Deed of Trust. That person acknowledged to me that said person executed the same in said person's authorized capacity and that by said person's signature on said instrument, the person or the entity on behalf of which the person acted, executed said instrument. Witness my hand and official seal. My commission expires: 8/3/2005

(SEAL)



My Commission Expires 8/3/2005


Signature of Notary

Typed Name and Address of
Notary:

LeeAnn Finnell-Humpal
6035 Erin Park Drive
Colorado Springs, Co 80918

02362

Identifying Data of Mortgage
or Deed of Trust*

Defaults Causing Foreclosure: Non-payment of periodic payments
since:01/01/2003

<u>Estimated Total Amount Owed On</u>	<u>Principal:</u> \$75,331.99
<u>Deed of Trust or Mortgage*</u>	<u>Estimated Interest:</u> \$ 3,946.16
<u>Being Foreclosed on the</u>	<u>Estimated Costs:</u> . \$ 1,800.00
<u>Estimated Date of Foreclosure</u>	<u>Estimated Total:</u> . \$81,078.15
<u>Sale</u>	

Real Estate** to be Sold:

Common Description::9046 Warbler Drive
Bonanza, OR 97623

Assessor's Tax Parcel No.:Unknown

Legal Description.:LOT 6 IN BLOCK 117 OF
KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON

Identifying Data of Deed of Trust or
Mortgage* Being Foreclosed Per Real
Estate Records of County Stated
in Legal Description:

Dated:11/27/2000

Recorded:11/30/2000

Recording Data:VOL M00, PG 43113

Original Principal Balance:76,700.00

Original Trustee:Amerititle

Original Mortgagee(s)***Name(s):Columbia River Bank
Mortgage Group

Address(es):1701 NE Third Street #b
Bend, OR 97701

Present Mortgagee(s)***Name(s):Columbia River Bank
Mortgage Group

Address(es):401 E. Third Street #200
The Dalles, OR 97058-9070

Original Mortgagor(s)****Name(s):Chris W. Wilson

Address(es):9046 Warbler Drive
Bonanza, OR 97623

Present Owner(s) Name(s):Chris W. Wilson

Address(es):9046 Warbler Drive
Bonanza, OR 97623

- * Sometimes named "Trust Indenture"
- ** Sometimes named "Mortgaged Property" or "Trust Property" or
"Property"
- *** Sometimes named "Beneficiary"
- **** Sometimes named "Grantor" or Trustor"

Page 2 of Identifying Data
of Mortgage or Deed of Trust

Recording Data of Foreclosure

Notices Re: Substitute or

Successor Trustee: Dated:8/5/2003

Recorded:8/18/2003

Recording Data:Vol M03, Pg 60404-06

Recording Data of Foreclosure

Notices of: (1) Default(s);

(2) Right to Cure; (3) Election to

Sell; and (4) Sale. Dated:8/15/2003

Recorded:8/18/2003

Recording Data:Vol M03, pg 60407-10

Recording Data of Foreclosure

Certificates of: (1) Mailings;

(2) Publication; (3) Service, and

(4) Posting of said Foreclosure

Notices of: (1) Defaults;

(2) Right to Cure; (3) Election to

Sell; and (4) Sale. Dated:12/5/2003

Recorded:12/12/2003

Recording Data:Vol M03, pg 90882-88

Foreclosure Sale. Date:January 8, 2004

Time:10am

Place:2nd Floor of the Klamath

County Courthouse, 316 Main Street, Klamath Falls, OR

Successful Bidder(s)

and Grantee(s) Herein: Name(s):Columbia River Bank
Mortgage Group

Address(s):401 E. Third Street #200
The Dalles, OR 97058

Successful Bid: :\$85,856.98

Grantor Herein: Name:Philip M. Kleinsmith

Address(s):6035 Erin Park Dr

Colorado Springs, CO 80918