

04 JAN 26 PM 2:23

04 JAN 22 PM 2:58

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ATE 4016  
TRUSTEE'S DEED

Re-record to correct grantee **X**

THIS INDENTURE, made this 15th day of January, 2004, between Northwest Trustee Services, PLLC, hereinafter called the Trustee and California Trust, hereinafter called the second party;

#360-41-2311, S. Baygent, as Trustee  
RECITALS:

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RECITALS: Connie L. Perkins, a single person, as grantors, executed and delivered to: Ticor Title Insurance Company, as trustee, for the benefit of Norwest Mortgage, Inc. nka Wells Fargo Home Mortgage, Inc., as beneficiary, a trust deed dated 06/02/99, duly recorded on 06/10/99 in the mortgage records of Klamath County, Oregon in Volume M99, Page 22864 and subsequently assigned to by Assignment recorded as . In the trust deed, the real property described below ("Property") was conveyed by the grantor to the trustee to secure, among other things, the performance of the grantor's obligations to the beneficiary. The grantor thereafter defaulted in the performance of those obligations and such default(s) still existed at the time of the trustee's sale of the Property described below.

Because of the default(s), the record beneficiary under the trust deed or its predecessor declared all sums secured by the trust deed immediately due and owing; therefore, a Notice of Default, containing an election to sell the Property and to foreclose the trust deed by advertisement and sale to satisfy grantor's obligations owed to the beneficiary was recorded in the mortgage records of the county in which the Property is located on 09/03/03, in Vol. M03 Pg. P64258.

After recording the Notice of Default, the trustee gave notice of the time for and place of sale of the Property as required by law; copies of the Trustee's Notice of Sale were served pursuant to ORCP 7D.(2) and 7D.(3) or mailed by both first class and certified mail with return receipt requested to the last known address of the persons or their legal representatives, if any, named in ORS 86.740(1) and (2)(a), at least 120 days before the date the Property was sold, and the Trustee's Notice of Sale was mailed by first class and certified mail with return receipt requested, to the last-known address of the guardian, conservator or administrator or executor 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; the Trustee's Notice of Sale was served upon occupants of the Property in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3) at least 120 days before the date the Property was sold, pursuant to ORS 86.750(1). If the foreclosure was stayed and released from stay, copies of an Amended Notice of Sale in the form required by ORS 86.755(6) were mailed within thirty days after release from stay by registered or certified mail to the last-known address of those persons listed in ORS 86.740 and 86.750(1) and any person requesting notice who was present at the time and place set for the sale which was stayed. Further, the trustee published a copy of the Trustee's Notice of Sale in a newspaper of general circulation in each county in which the Property is located, once a week for four successive weeks; the last publication of Notice of Trustee's Sale occurred more than twenty days prior to the date of sale. The mailing, service and publication of the Trustee's Notice of Sale are evidenced by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of the county in which the Property is located.

California Trust  
PO Box 1974  
Klamath Falls, OR 97601

After Recording Return to:  
California Trust  
PO Box 1974  
Klamath Falls, OR 97601

Until a change is required all tax statements shall be sent to the following address:  
California Trust  
PO Box 1974  
Klamath Falls, OR 97601

State of Oregon, County of Klamath  
Recorded 01/22/2004 2:58 P m  
Vol M04 Pg 4064-65  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

State of Oregon, County of Klamath  
Recorded 01/26/2004 2:23 P m  
Vol M04 Pg 4730-31  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

RR

Consideration: \$75,518.79

21  
26  
RR

04065

Pursuant to the Notice of Trustee's Sale, one or more due public proclamations of the sale's postponement and/or an Amended Notice of Trustee's Sale, the trustee -- on 01/09/04, at 10:00 a.m. in accord with the standard of time established by ORS 187.110, 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 said trustee by the trust deed -- sold the Property in one parcel at public auction to the California Trust for the sum of \$75,518.79, California Trust being the highest and best bidder at the sale. The true and actual consideration paid for this transfer is the sum of \$75,518.79

**THIS INSTRUMENT WILL NOT ALLOW USE OF PROPERTY DESCRIBED HEREIN 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 VERIFIED APPROVED USES.**