

04 FEB 23 AM 10:35

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After recording return to:

AND WHEN RECORDED TO:

AMERIQUEST MORTGAGE COMPANY

ATTN: REO DEPARTMENT

505 S MAIN STREET, SUITE 6000

ORANGE, CA 92868

FIDELITY NATIONAL TITLE - NDS

Until a change is requested all tax statements

Shall be sent to the following address:

AMERIQUEST MORTGAGE COMPANY

ATTN: REO DEPARTMENT

505 S MAIN STREET, SUITE 6000

ORANGE, CA 92868

3410318

(Recorder's Use)

ATE 88084

State of Oregon, County of Klamath

Recorded 02/23/2004 10:35 a m

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Linda Smith, County Clerk

Fee \$ 36.00 # of Pgs 4

TRUSTEE'S DEED

T.S. No.: T03-13155

Loan No.: 0041128729

THIS INDENTURE, Made February 18, 2004, between FIDELITY NATIONAL TITLE INSURANCE COMPANY

Hereinafter called trustee, and DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2003-1, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2003, WITHOUT RECOURSE

hereinafter called the second party:

WITNESSETH:

RECITALS: MIKE L. REYNOLDS AND JENA REYNOLDS-PIKE,

As grantor, executed and

delivered to FIDELITY NATIONAL TITLE INSURANCE COMPANY, for the benefit

of AMERIQUEST MORTGAGE COMPANY,

as beneficiary,

a certain trust deed dated 11/26/2002, duly recorded on 12/20/2002, in

the mortgage records of Klamath County, Oregon, in book No. M02

at page 74513, or as fee/file/instrument/microfilm/reception No. XX (indicate which).

In said trust deed the real property therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in his performance of the obligations secured by said 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 said default, the owner and holder of the obligations secured by said trust deed, being the beneficiary therein named, or his successor in interest, declared all sums so secured immediately due and owing; a notice of default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on 10/10/2003 in book/reel/volume No. M03 at page 75677 thereof or as fee/file/instrument/microfilm/reception No. XX(indicate which), to which reference now is made.

After the recording of said notice of default, as aforesaid, TICOR TITLE INSURANCE the undersigned trustee gave notice of the time for and place of sale of said real property as fixed by him and 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,

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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 Notice of Sale was served upon occupants of the property described in the trust deed 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 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 address 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 act for the sale which was stayed within 30 days after the release from the stay. Further, the trustee published a copy of said notice of sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred more than twenty days prior to the date of such sale. The mailing, service and publication of said notice of sale are shown by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of said county, said affidavits and proofs. Together with the said notice of default and election to sell and the trustee's notice of sale, being now referred to and incorporated in and made a part of this trustee's deed as fully as if act out herein verbatim. The undersigned trustee has no actual notice of any person, other than the persons named in said affidavits and proofs as having or claiming a lien on-or interest in said described real property, entitled to notice pursuant to ORS86.740(1)(b) or (1)(c).

Pursuant to said notice of sale, the undersigned trustee on 2/18/2004, at the hour of 10:00 AM, of said day, in accord with the standard of time established by ORS 187.110, the place so fixed for sale, as aforesaid, in full accordance with the laws of the state of Oregon and pursuant to the powers conferred upon him by said trust deed, sold said real property in one parcel at public auction to the said second party for the sum of \$133,463.06, he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is sum of \$133,463.06.

NOW THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the state of Oregon and by said 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 the grantor's execution of said trust deed, together with any interest the said grantor or his successors in interest acquired after the execution of said deed in and to the following described real property, to-wit:

A PORTION OF LOT 10, SECTION 30, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF FRONT STREET, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, SAID POINT BEING SITUATE SOUTH 14° 27' EAST 496.7 FEET; THENCE SOUTH 58°41' EAST 374.3 FEET; THENCE SOUTH 39°31'EAST 300.0 FEET AND THENCE SOUTH 52°35' EAST 50.0 FEET FROM THE SOUTHEASTERLY CORNER OF LOT 92, BLOCK 3, FIRST ADDITION TO BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE FROM SAID POINT OF BEGINNING HEREIN DESCRIBED, SOUTH 52°35' EAST ALONG THE SOUTHWESTERLY LINE OF FRONT STREET, 50.0 FEET TO A POINT; THENCE SOUTH 37° 25' WEST 50

FEET, MORE OR LESS, TO THE SHORE OF UPPER KLAMATH LAKE; THENCE NORTHWESTERLY ALONG SAID SHORE OF UPPER KLAMATH LAKE TO A POINT WHICH BEARS SOUTH 37°25' WEST FROM THE POINT OF BEGINNING; THENCE NORTH 37°25' EAST 65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. AND

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF FRONT STREET WHICH IS 399.0 FEET WESTERLY ALONG SAID SOUTHERLY LINE FROM THE WEST LINE OF LOT 27, BLOCK 41, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, EXTENDED SOUTHERLY, SAID BEGINNING POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL DESCRIBED IN THAT CERTAIN EASEMENT DEED FROM KLAMATH FALLS LAND AND TRANSPORTATION CO. TO J.T. TOTTON AND H.E. HANSBERRY, RECORDED IN VOLUME 21, PAGE 195, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LAST MENTIONED PARCEL TO THE SHORELINE OF UPPER KLAMATH LAKE; THENCE WESTERLY ALONG SAID SHORELINE TO THE SOUTHEASTERLY CORNER OF PARCEL CONVEYED TO HUGH B. CURRIN, ET UX BY DEED RECORDED DECEMBER 30, 1956, IN VOLUME 308 AT PAGE 256, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED PARCEL NORTH 37°25' EAST A DISTANCE OF 50.0 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF FRONT STREET; THENCE SOUTH 52°35' EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING.

In constructing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural; the word "grantor" includes any successor-in-interest to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed; the word "trustee" includes any successor trustee, the word "beneficiary" includes any successor-in-interest of the beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity.

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IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

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 CITIES OR COUNTIES PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated: February 18, 2004

FIDELITY NATIONAL TITLE INSURANCE

Address of Trustee:

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COMPANY

Andy Fragassi
Andy Fragassi, Assistant Vice President

Fidelity National Title Insurance Company
15561 Red Hill Avenue, Suite 201
Tustin, California 92780
C/O Town & country Title Services
Phone: (888) 485-9191

State of CA) ss.
County Orange)

On February ²⁰ 48, 2004 before me, **Carmela Drisdale** Notary Public, personally appeared Andy Fragassi personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Carmela Drisdale (Seal)

