

04 APR 19 PM 3:14

Vol M04 Page 23005

After recording return to:  
FIDELITY NATIONAL TITLE INSURANCE

Federal Home Loan Mortgage Corporation  
Claims Dept-X2505-02D  
1 Home Campus  
Des Moines, IA 50328

Aspen 50065

State of Oregon, County of Klamath  
Recorded 04/19/2004 3:14 p m  
Vol M04 Pg 23005-1  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

Until a change is requested all tax statements  
shall be sent to the above address:

740321

Above space for Recorder's Use

### TRUSTEE'S DEED

T.S. No.: ONMC-059535

Loan No.: 2552818/685/SLADEK

THIS trustee's deed is executed by FIDELITY NATIONAL TITLE INSURANCE COMPANY, successor Trustee, and delivered and conveyed to: Federal Home Loan Mortgage Corporation, Grantee

### WITNESSETH:

RECITALS: Frederick S Sladek and Christine L. Sladek, as tenants by the entirety, as Grantor, executed and delivered to Amerititle, Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., as Beneficiary, a certain trust deed dated 9/11/2000, duly recorded on 9/21/2000, as Instrument No., Book M00, Page 34660, in the Official Records of Klamath County, Oregon, in Book No.

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 Official Records of said county on 11/12/2003, as Instrument No, Book .M03, Page 83737, to which reference now is made.

Pursuant to the notice of default, the trustee on 4/13/2004 at the hour of 11:00 AM at the place so fixed for the sale, sold the property at public auction to Federal Home Loan Mortgage Corporation for the sum of \$177,626.70 being the highest and best bid at the sale and the true and actual consideration paid for this transfer.

### CONVEYANCE

Trustee conveys to Federal Home Loan Mortgage Corporation 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 described as:

See attached Exhibit A

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.

31.00  
x

23006

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 city or county planning department to verify approved uses. The trust and actual consideration for this conveyance are the sum specified above.

Grantor hereby certifies that any valid requests for information under 2003 OR Laws Ch. 251 have been responded to within the time allowed by the statute.

Dated: 04/15/2004

FIDELITY NATIONAL TITLE INSURANCE COMPANY, successor Trustee

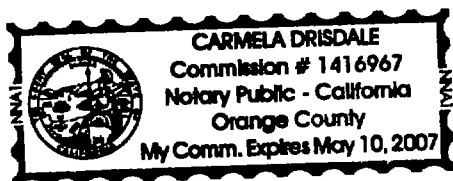
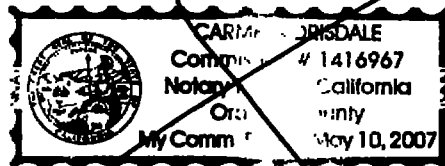
By: A. Fragassi

State of CALIFORNIA  
County of ORANGE

This instrument was acknowledge before me a notary public on 4-16-04, by  
A. Fragassi as VP

of Fidelity National Title Insurance Company.

Carmela Drisdale  
NOTARY PUBLIC FOR CALIFORNIA



## Exhibit A

**PARCEL 1:**

**A parcel of land situated in the SW 1/4 of Section 25, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a 5/8" iron pin marking the Northeast corner of said SW 1/4; thence South 00° 31' 08" West, along the East line of said SW 1/4, 500.00 feet; thence leaving said East line, West 432.72 feet; thence North 501.40 feet to a point on the North line of said SW 1/4; thence South 89° 48' 51" East along said North line 437.25 feet to the point beginning.**

**PARCEL 2:**

**A portion of the E 1/2 SW 1/4, Section 25, Township 36 South, Range 11 East of the Willamette Meridian, lying Northeast of Sprague River Highway, Klamath County, Oregon.**

**EXCEPTING a parcel of land situated in the SW 1/4 of Section 25, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a 5/8" iron pin marking the Northeast corner of said SW 1/4; thence South 00° 31' 08" West, along the East line of said SW 1/4, 500.00 feet; thence leaving said East line, West 432.72 feet; thence North 501.40 feet to a point on the North line of said SW 1/4; thence South 89° 48' 51" East along said North line 437.25 feet to the point of beginning.**