

04 APR 21 PM 1:39

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After Recording Return to:

DANIEL J. CONLEY

4688 Thompson Ave

Klamath Falls Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

DANIEL J. CONLEY

Same as above

State of Oregon, County of Klamath

Recorded 04/21/2004 1:39 p.m.

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Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

Aspen 58546MS  
**SPECIAL WARRANTY DEED**

WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2002-FF4, herein called Grantor, convey(s) to DANIEL J. CONLEY, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Easterly 65 feet of Lots 38, 39, 40 and 41, Block 12, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The above described property free of all encumbrances created or suffered by Grantor except  
NONE

The true and actual consideration for this transfer is \$80,000.00.  
(here comply with the requirements of ORS 93.030)

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.

Dated April 15, 2004.

FIRST FRANKLIN MORTGAGE LOAN TRUST 2002-FF4

BY: Wells Fargo Bank National Association Trustee,

BY Saxon Mortgage Services, Inc., fka Meritech Mortgage Services Inc. as

atty in fact

BY: Claudia Smith

Claudia Smith Asst. Vice President

STATE OF Colorado, County of Denver) ss.

On 16<sup>th</sup> of April, 2004 personally appeared the above named Claudia Smith and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058546

Before me: Stephanie Miller

Notary Public for Colorado

My commission expires: 7-27-2007

Official Seal



23831

**LIMITED POWER OF ATTORNEY**

Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Bank Minnesota, N.A. F/K/A Norwest Bank Minnesota, N.A. (the "Principal"), in its capacity as trustee under that certain Servicing Agreement relating to First Franklin Mortgage Loan Trust, Series 2002-FF2 Asset Backed Certificates, 2002-FF2, dated as of September 1, 2002 (the "Agreement") by and among Financial Asset Securities Corp ("Depositor") and Saxon Mortgage Services Inc ("Servicer") and Wells Fargo Bank, N.A. (Trustee).

Wells Fargo Bank, N.A. (the "Principal"), in its capacity as trustee under that certain Servicing Agreement relating to First Franklin Mortgage Loan Trust, Series 2002-FF4 Asset Backed Certificates, 2002-FF4, dated as of December 1, 2002 (the "Agreement") by and among Financial Asset Securities Corp ("Depositor") and Saxon Mortgage Services Inc ("Servicer") and Wells Fargo Bank, N.A. (Trustee).

hereby constitutes and appoints:

**SAXON MORTGAGE SERVICES INC**

its true and lawful attorney-in-fact (the "Attorney-in-Fact"), acting by and through its officers and employees, with full authority and power to execute and deliver on behalf of Principal any and all of the following instruments to the extent consistent with the terms and conditions of the Agreement:

- (i) All documents with respect to residential mortgage loans serviced for Principal by said attorney-in-fact which are customarily and reasonably necessary and appropriate to the satisfaction, cancellation, or partial or full release of mortgages, deeds of trust or deeds to secure debt upon payment and discharge of all sums secured thereby; (ii) Instruments appointing one or more substitute trustees to act in place of the trustees named in Deeds of Trust;
- (iii) Affidavits of debt, notice of default, declaration of default, notices of foreclosure, and all such contracts, agreements, deeds, and instruments as are appropriate to effect any sale, transfer or disposition of real property acquired through foreclosure or otherwise. (iv) All other comparable instruments.

This Limited Power of Attorney is effective as of the date below and shall remain in full force and effect until revoked in writing by the undersigned or termination of the Agreement, whichever is earlier.

Dated: January 20, 2004

Attest:

By: William Walker, Jr.  
Its: Assistant Secretary

Wells Fargo Bank, N.A.,  
as Trustee under the Agreement

By: Edward Francis, Jr.  
Its: Senior Vice President

Unofficial Witnesses:

Sharon Restivo  
Sharon Restivo

Christie L. Orma  
Christie L. Orma

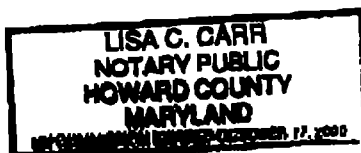
23832

STATE OF MARYLAND  
COUNTY OF HOWARD

ss:

On the 20<sup>th</sup> day of January, 2004 before me, a Notary Public in and for said State, personally appeared Edward Frere, Jr., known to me to be Senior Vice President of Wells Fargo Bank, N.A., and also known to me to be the person who executed this Power of Attorney on behalf of said bank, and acknowledged to me that such bank executed this Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my office seal the day and year written above.



Lisa C. Carr  
Notary Public