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State of Oregon, County of Klamath

Recorded 07/29/04 3:23 p m

Vol M04 Pg 49803-4

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

TRUSTEE'S DEED

THIS INDENTURE, made this 22nd day of July, 2004, between Northwest Trustee Services, Inc., hereinafter called the Trustee and Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., hereinafter called the second party;

RECITALS:

RECITALS: James D. Kilburn, a married person and Brenda J. Kilburn, a married person, as grantors, executed and delivered to: Aspen Title & Escrow, Inc., as trustee, for the benefit of Wells Fargo Home Mortgage, Inc., as beneficiary, a trust deed dated 04/11/01, duly recorded on 04/13/01 in the mortgage records of Klamath County, Oregon in Vol M01, Page 15708. 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 10/27/03, in Vol M03 Page 79509.

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, 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.

Northwest Trustee Services, Inc.
P.O. Box 4143

Bellevue, WA 98009-4143

Grantor's Name and Address

Wells Fargo Bank, N.A.

3476 Stateview Boulevard

Ft. Mill, SC 29715

Grantee's Name and Address

After Recording Return to:

Northwest Trustee Services, Inc.

Attn: Kathy Taggart

P.O. Box 997

Bellevue, WA 98009-0997

7023.27509

8549170

Until a change is required all tax statements shall be sent to the following address:

Wells Fargo Bank, N.A.

3476 Stateview Boulevard

Ft. Mill, SC 29715

Name, Address, Zip

FOR COUNTY USE:

Consideration: \$119,857.00

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NOW, THEREFORE, in consideration of the sum of \$119,857.00 paid by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. in cash, the receipt of which is acknowledged, and by the authority vested in the trustee by the laws of the State of Oregon and by the trust deed, the trustee does hereby convey Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. all interest the grantor had or had the power to convey at the time of grantor's execution of the trust deed, together with any interest the grantor or grantor's successors in interest acquired after the execution of the trust deed in and to the Property, which is legally described as follows:

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.