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10 OCT 18 PM 3:47

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State of Oregon, County of Klamath
Recorded 10/18/04 3:47 p m
Vol M04 Pg 70923-27
Linda Smith, County Clerk
Fee \$ 41.00 # of Pgs 5

1st 369224
This space is for recording data

FORECLOSURE SALE DEED

All words and phrases herein which have the first letters thereof capitalized are defined on the attached Identifying Data of Mortgage or Deed of Trust consisting of two pages.

The Grantor states:

1. This conveyance is made pursuant to the powers, including the power of sale, contained in the Deed of Trust or Mortgage.
2. Defaults Causing Foreclosure were made on said Deed of Trust or Mortgage.
3. The Present Mortgagee(s) and/or Present Trustee, as a result of said Defaults Causing Foreclosure, and in accordance with said Deed of Trust or Mortgage, executed Foreclosure Notices of: (1) Defaults; (2) Right to Cure; (3) Election to Sell; and (4) Sale stating that, by virtue of the authority vested in said person, said person would sell the Real Estate at public auction to the highest bidder. Said Foreclosure Notices fixed the Date, Time and Place of Sale. Copies of said Foreclosure Notices were Mailed, Served and/or Posted and Published, as required by law.
4. All applicable statutes and all of the provisions of the Deed of Trust or Mortgage have been complied with.
5. At the Date, Time and Place of the Foreclosure Sale, the Grantor sold to the Successful Bidder(s) and Grantee(s) at public auction the Real Estate for the Successful Bid.

41-8

6. All applicable (if any) redemption periods have passed without any redemption.

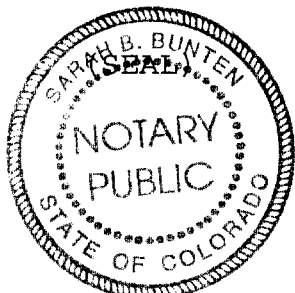
Therefore, in consideration of the above Successful Bid by the above Successful Bidder(s) and Grantee(s), the Grantor grants and conveys to the above Successful Bidder(s) and Grantee(s) the Real Estate without any covenant or warranty, express or implied.

Philip M. Kleinsmith, Trustee
Grantor

by 

State of Colorado)
County of El Paso)

On September 23, 2004, before me, personally appeared Philip M. Kleinsmith, Trustee, personally known to me and/or proven to be said person whose name is subscribed to this Foreclosure Sale Deed consisting of four pages in total: two pages of Foreclosure Sale Deed and two pages of Identifying Data of Mortgage or Deed of Trust. That person acknowledged to me that said person executed the same in said person's authorized capacity and that by said person's signature on said instrument, the person or the entity on behalf of which the person acted, executed said instrument. Witness my hand and official seal. My commission expires: 12/27/2007



MY COMMISSION EXPIRES
12/27/2007


Signature of Notary

Typed Name and Address of
Notary:

Sarah B. Bunten
6035 Erin Park Drive
Colorado Springs, Co 80918

Identifying Data of Mortgage
or Deed of Trust*

70925

Defaults Causing Foreclosure: Non-payment of periodic payments
since:01/05/2004

<u>Estimated Total Amount Owed On</u>	<u>Principal:</u> \$36,267.72
<u>Deed of Trust or Mortgage*</u>	<u>Estimated Interest:</u> \$ 727.34
<u>Being Foreclosed on the</u>	<u>Estimated Costs:</u> . \$ 1,800.00
<u>Estimated Date of Foreclosure</u>	<u>Estimated Total:</u> . \$38,795.06
<u>Sale</u>	

Real Estate** to be Sold:

Common Description:.:135 Hwy. 422 S.
Chiloquin, OR 97624
Assessor's Tax Parcel No..:198896
Legal Description.:See Exhibit "A"

Identifying Data of Deed of Trust or
Mortgage* Being Foreclosed Per Real
Estate Records of County Stated
in Legal Description:

Dated:11/28/1995
Recorded:12/05/1995
Recording Data:Vol. M95 Pg. 33285
Original Principal Balance:\$39,000.00
Original Trustee:Mountain Title Company of
Klamath Co.
Original Mortgagee(s)***Name(s):Mary E. Turner
Address(es):Not Available
Present Mortgagee(s)***Name(s):Associates First Capital
Mortgage Corporation,
successor by merger to
Associates Financial
Services Company, Inc.
Address(es):c/o Grand Bank for Savings
14 Plaza Drive
Hattiesburg, MS 39404
Original Mortgagor(s)****Name(s):Linda L. Dickenson
Address(es):135 Hwy. 422 S.
Chiloquin, OR 97624
Present Owner(s) Name(s):Linda L. Dickenson
Address(es):135 Hwy. 422 S.
Chiloquin, OR 97624

- * Sometimes named "Trust Indenture"
- ** Sometimes named "Mortgaged Property" or "Trust Property" or
"Property"
- *** Sometimes named "Beneficiary"
- **** Sometimes named "Grantor" or Trustor

Recording Data of Foreclosure

Notices Re: Substitute or

Successor Trustee: Dated:04/14/2004

Recorded:05/12/2004

Recording Data:Vol. M04 Pg. 29177

Recording Data of Foreclosure

Notices of: (1) Default(s);

(2) Right to Cure; (3) Election to

Sell; and (4) Sale. Dated:05/07/2004

Recorded:05/12/2004

Recording Data:Vol. M04 Pg. 29181

Recording Data of Foreclosure

Certificates of: (1) Mailings;

(2) Publication; (3) Service, and

(4) Posting of said Foreclosure

Notices of: (1) Defaults;

(2) Right to Cure; (3) Election to

Sell; and (4) Sale. Dated:08/20/2004

Recorded:08/25/2004

Recording Data:Vol. M04 Pg. 56515

Foreclosure Sale. Date:09/23/2004

Time:10:00 a.m.

Place:2nd Floor Lobby of the
Klamath County Courthouse
316 Main Street
Klamath Falls, OR

Successful Bidder(s)

and Grantee(s) Herein: Name(s):Associates First Capital
Mortgage Corporation,
successor by merger to
Associates Financial
Services Company, Inc.

Address(s):c/o 14 Plaza Drive
Hattiesburg, MS 39404

Successful Bid: :\$40,673.97

Grantor Herein: Name:Philip M. Kleinsmith

Address(s):6035 Erin Park Drive
Colo. Springs, CO 80918

EXHIBIT "A"
LEGAL DESCRIPTION

70927 33287

All that portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point bearing North 59 degrees 30' West 116.3 feet from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Sconchin Street, in the Townsite of West Chiloquin, Oregon; thence North 42 degrees 30' West at right angles to the county road 200 feet, more or less, to the county road; thence South 47 degrees 21' West along said road 53 feet; thence Southeasterly at right angles 200 feet, more or less, thence Northeasterly at right angles 53 feet to the point of beginning.

ALSO, beginning at the intersection of the Southwesterly line of Chocktoot Street and the Northwesterly line of Lalakes Avenue as shown by the plat of West Chiloquin, Oregon; thence Southwesterly along the Northwest line of Lalakes Avenue a distance of 400 feet; thence Northwest at right angles to said Lalakes Avenue 116.3 feet to the true point of beginning, being the most Southerly corner of the property described, thence North 42 degrees 39' West 200 feet, more or less, to a point; thence Northeast at right angles to the last described line 25 feet, thence Southeasterly at right angles to the last described line to a point North 30 degrees 30' East from the true point of beginning, thence south 30 degrees 30' West 26.15 feet to the true point of beginning.