RECORDING REQUESTED BY

SEND ALL TAX STATEMENTS TO AND WHEN RECORDED MAIL TO:

SELECT PORTFOLIO SERVICING, INC. C/O FIDELITY

1270 NORTHLAND DRIVE, #200 MENDOTA HEIGHTS, MN 55120

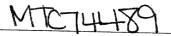
2006-018916 Klamath County, Oregon



09/20/2006 03:38:41 PM

Trustee's Sale No:

09-FFA-42356





# TRUSTEE'S DEED

THIS INDENTURE, made on 9/13/2006, between REGIONAL TRUSTEE SERVICES CORPORATION, hereinafter called Trustee, and JP MORGAN CHASE BANK, AS TRUST ADMINISTRATOR, ON BEHALF OF THE HOLDERS OF THE CSFB MORTGAGE BACKED PASS-THROUGH CERTIFICATES SERIES 2002-18, hereinafter called the Grantee; and the true and actual consideration paid for this transfer is the sum of \$84,824.52.

### WITNESSETH:

LEAH PARAZOO AND SHANE PARAZOO, AS TENANTS BY THE ENTIRETY, as Grantor, executed and delivered to AMERITITLE, as Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ITS SUCCESSORS AND ASSIGNS, as Beneficiary, a certain Trust Deed dated 1/10/2002, duly recorded on 1/17/2002in Volume M02, page 3337, of Deeds of Trust, under Instrument No., records of KLAMATH County, OREGON. 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 said sale hereinafter

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 to secured immediately due and owing; and 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 5/10/2006, in Instrument No. MO6 PAGE35505 to which reference is now made.

After the recording of said Notice of Default, as aforesaid, the undersigned Trustee gave notice of the time for and place of sale of said real property as fixed by Trustee 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 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 lastknown 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 set 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 set 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 ORS 86.740(1)(b) or (1)(c). Trustee 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.

Pursuant to said Notice of Sale, the undersigned Trustee on September 13, 2006, at the hour of 11:00 AM, of said day, in accord with the standard of time established by ORS 187.110, [which was the date and hour to which said sale was postponed as permitted by ORS 86.755(2) or which was the day and hour set in the Amended Notice of Sale] and at 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 Grantee for the sum of \$84,824.52, he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

NOW, THEREFORE, in consideration of the said sum so paid by Grantee 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 Grantee all interest which the Grantor had or had the power to convey at the time of Grantor" execution of said Trust Deed, together with any interest the said Grantor or his successors in interest acquired after the execution of said Trust Deed in and to the following described real property, to-wit:

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

TO HAVE AND TO HOLD the same unto Grantee, his heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter, the singular includes the plural; the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any, and the word "person" includes corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned Trustee has caused its corporate name to be signed by its officers duly authorized thereunto by order of its Board of Directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBVED 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.

DATED: 9/13/2006

REGIONAL TRUSTEE-SERVICES CORPORATION
Trustee

By
NANCI LAMBERY, AUTHORIZED AGENT

STATE OF WASHINGTON

COUNTY OF KING

} } ss.

The foregoing instrument was acknowledged before me 9/13/2006, by NANCI LAMBERT, AUTHORIZED AGENT of REGIONAL TRUSTEE SERVICES CORPORATION, a WASHINGTON Corporation, on behalf of the corporation.

SHERYL A. ADAMS

STATE OF WASHINGTON

NOTARY --- PUBLIC

MY COMMISSION EXPIRES 01-26-08

Notary Public for WASHINGTON

My commission expires: \- \2 \- \08

OR\_TD

## **EXHIBIT FOR LEGAL DESCRIPTION**

Trustee's Sale No. 09-FFA-42356

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

Lot 14 in Block 6 of WOODLAND PARK, together with an undivided 1/88 interest in the following described land, 2 parcels situated in Government Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian and being more particularly described as follows:

#### PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33 West 60,98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

### PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

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