

**2006-020143**

**Klamath County, Oregon**

Recording Requested By:  
CHICAGO DEFAULT SERVICES  
15661 RED HILL AVE. SUITE 201  
TUSTIN, CA 92780



00005658200600201430050059

10/06/2006 11:06:58 AM

Fee: \$41.00

When Recorded Return To:

Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

Aspen: 63437

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

## **COVER SHEET**

**DOCUMENT:** TRUSTEE'S DEED

**GRANTOR:** FIDELITY NATIONAL TITLE INS. CO.

**TRUSTEE:**

**GRANTEE:** AAMES CAPITAL CORPORATION

**CONSIDERATION:** \$

**DATE:**

**LEGAL DESCRIPTION:** See Attached

\$41-A

## TRUSTEE'S DEED

Loan No.: 4426771 Trustee Sale No.: 20521-OR-A Title No.: 6670277

R 415-928  
THIS INDENTURE, made, 09/28/2006 between FIDELITY NATIONAL TITLE INSURANCE COMPANY and , AAMES CAPITAL CORPORATION, hereinafter called the second party;

Pursuant to said notice of sale, the undersigned trustee on 09/28/2006 at 10:00AM of said day, in accord with the Standard of Time established by ORS 187.110 (which was the day and hour to which said sale was postponed as permitted by ORS 86.755 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 said trust deed, sold said real property in one parcel at public auction to the said second party for the sum of \$66,759.32 said second party being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

### WITNESSETH:

**RECITALS:** ARMANDO V. OLIVA, as grantor, executed and delivered to FIRST AMERICAN TITLE INSURANCE CO., as trustee, for the benefit of AAMES FUNDING CORPORATION, DBA AAMES HOME LOAN, as beneficiary, a certain trust deed dated 07/01/2005, duly Recorded on 7/7/2005 as Volume M05, Pg 51899-16., in the mortgage 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 grantor's 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 beneficiary's 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 on 05/23/2006, as Instrument # m06-10370 in the mortgage records of Klamath County, to which reference now is made.

(RESERVED FOR RECORDER USE)

Grantor's Name and Address: STATE OF \_\_\_\_\_  
FIDELITY NATIONAL TITLE INS. CO. COUNTY OF \_\_\_\_\_}ss  
C/O Aames Home Loan Co.

350 S. Grand Avenue, 47<sup>th</sup> Floor  
Los Angeles, Ca. 90071

Grantee's Name and Address:  
Aames Capital Corporation  
350 S. Grand Avenue, 47<sup>th</sup> Floor  
Los Angeles, Ca. 90071  
Attn: REO Department

I certify that the within instrument was  
received for record on the \_\_\_\_\_ day of  
\_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and

recorded in book/reel/volume no. \_\_\_\_\_

AFTER RECORDING RETURN TO:

Aames Capital Corporation  
350 S. Grand Avenue, 47<sup>th</sup> Floor  
Los Angeles, Ca. 90071  
Attn: REO Department

on page \_\_\_\_\_ or as fee/file  
instrument/microfilm/reception no. \_\_\_\_\_

UNTIL REQUESTED, SEND ALL  
TAX STATEMENTS TO:

Aames Capital Corporation  
350 S. Grand Avenue, 47<sup>th</sup> Floor  
Los Angeles, Ca. 90071  
Attn: REO Department

\_\_\_\_\_,  
Record of Mortgages of said County.

Witness my hand and seal of county affixed.

NAME TITLE

By \_\_\_\_\_ Deputy

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 the trustee and as required bylaw; 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 the Amended Notice of Sale in the form required by ORB 86.755 (6) were mailed by registered or certified mail to the last-known 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 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).

NOW THEREFORE, in consideration of the said sum is paid by the second party 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 trustee deed, the trustee does hereby convey unto the second party all interest which the grantor had or had the power to convey at the time of grantor's execution of said trust deed, together with any interest the said grantor or grantor's successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

THE N 1/2 OF LOT 25 AND ALL OF LOT 26, BLOCK 13 OF INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.  
R415-928

TO HAVE AND TO HOLD the same unto the second party, second party's heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires, 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.

IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document; if the undersigned is a corporation, it has caused it's corporate name to be signed and its seal affixed hereto by an officer or another person 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.

Dated: 10/05/2006

FIDELITY NATIONAL TITLE INSURANCE COMPANY, AS TRUSTEE

A. Fragassi  
Andrew Fragassi, Vice President

State of California  
County of Orange}ss

On this day personally appeared before me Andrew Fragassi to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5<sup>th</sup> day of October 2006.

Carmela Drisdale  
Notary Public in and for the State of California

Residing at Orange County

My Commission Expires: 5/10/07

