

2007-018214

Klamath County, Oregon



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10/23/2007 08:49:40 AM

Fee: \$26.00

This document prepared by:

NovaStar Mortgage, Inc.

25520 Commercentre Dr., Suite 200

Lake Forest, CA 92630

Loan #: 54201231 05-974479

MIN #: 100080190049917396

**Assignment of Deed of Trust**

For Value Received, NovaStar Mortgage, Inc., A Virginia Corporation hereby grants, assigns and transfers to, without recourse:

**Mortgage Electronic Registration Systems, Inc ("Mers"), It's Successors And Or Assigns, As Nominee For Novastar Mortgage, Inc., A Virginia Corporation**

All the Beneficial Interest under that said Deed of Trust in the amount of \$205,000.00

Dated 6/22/2005

Executed by IDA L SPIRES , Unmarried

To FIRST AMERICAN

Recorded on 12/20/2005, in Book/Volume No. MOS

Page(s) 48483-48, as Document No. MOS-71477 in

KLAMATH County Records, State of OR, on real estate legally described as follows:

**ALL THAT TRACT OR PARCEL OF LAND AS SHOWN ON SCHEDULE "A" ATTACHED HERETO WHICH IS INCORPORATED HEREIN AND MADE A PART HEREOF.**

Together with the note or notes therein described of referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said deed of trust/mortgage.

**NovaStar Mortgage, Inc., A Virginia Corporation**

By: ASMA  
Anna Morgan, Assistant Funder

STATE OF CALIFORNIA

COUNTY OF ORANGE

On August 12, 2005, before me, Krista L. Baggiano, the undersigned Notary Public, Anna Morgan, Assistant Funder of Novastar Mortgage, Inc., A Virginia Corporation personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal



Krista L. Baggiano – Notary Public

Spres, Ida 5420231

Jun-20-05 01:54pm From-First Horizon Home Loans

+503-818-0575

T-353 P.002/005 F-852



**First American**

*First American Title Insurance Company of Oregon*  
422 Main Street  
Klamath Falls, OR 97601  
Phn - (541) 884-5155  
Fax - (541) 882-8115

**Diana Grimm**  
**TITLE OFFICER**  
dgrimm@firstam.com

First American Title Insurance Company of Oregon  
422 Main Street  
Klamath Falls, OR 97601

Order No.: 7021-583590  
May 11, 2005

Attn: Stacy Collins  
Phone No.: (541) 884-5155 - Fax No.: (541) 882-8115  
Email: sacollins@firstam.com

### Preliminary Title Report

ALTA Owners Standard Coverage	Liability \$	Premium \$	
ALTA Owners Extended Coverage	Liability \$	Premium \$	
ALTA Lenders Standard Coverage	Liability \$	Premium \$	
ALTA Lenders Extended Coverage	Liability \$	Premium \$	
Endorsement 100, 116 & 8.1	Liability \$ 189,800.00	Premium \$	884.00
Govt Service Charge		Premium \$	50.00
		Cost \$	
Other information access fee		Cost \$	15.00

We are prepared to issue Title Insurance Policy or Policies in the form and amount shown above, insuring title to the following described land:

Lot 4 and the N 1/2 of Lot 5, Block 51, HOT SPRINGS 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.

and as of May 05, 2005 at 8:00 a.m., title vested in:

Ida L. Spres, Trustee of the Ida L. Spres Revocable Living Trust, dated August 24, 2000

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.