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Lot 2 in Block 2 RIVER RANCH ESTATES

shall become immediately due and payable.

NOTE: The Trust Under Act provides that the trustee corporation must be either an citizen, entity or an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a life insurance company authorized to insure life to meet

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto except covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record.

and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:
(a) primarily for grantor's personal, family, household or agricultural purposes (see Important Notice below);
(b) for organizational or (even if grantor is a natural person) for business or commercial purposes other than agriculture purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

*IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable. If warranty (a) is applicable and the beneficiary is a creditor or such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures for this purpose. If this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1303 or equivalent; if this instrument is NOT to be a first lien, use Stevens-Ness Form No. 1306 or equivalent. If compliance with the Act not required, disregard this notice. (If the grantor of the above is a corporation use the form of acknowledgment opposite.)

(ORS 93.470)

STATE OF OREGON,

County of Klamath

February 16, 19 77

Personally appeared the above named

Randall E. Yates and Catherine A. Yates

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, [Signature]
Notary Public for Oregon
My commission expires: 6-13-80

STATE OF OREGON, County of _____

19 _____

Personally appeared _____

and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

Before me, _____

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

REQUEST FOR FULL RECONVEYANCE

To be used only when obligators have been paid.

TO: _____

Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to _____

DATED: _____, 19 _____

Beneficiary

Do not lose or destroy this Trust Deed OR THE COPIES which it contains. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED

(FORM No. 281)

STEVENS-NESS LAW FIRM, CO., PORTLAND, ORE.

TAKES

Grantor

SPACE RESERVED

FOR

RECORDER'S USE

LOST RIVER DEV. CO.

Beneficiary

AFTER RECORDING RETURN TO
Transamerica - SUGAR

STATE OF OREGON

County of KLAMATH

I certify that the within instrument was received for record on the 17th day of FEBRUARY, 19 77 at 11:10 o'clock A.M., and recorded in book M 77 on page 2878 or as file/roll number _____

Record of Mortgages of said County.
Witness my hand and seal of County affixed.

Wm. D. MILNE

COUNTY CLERK

Title

[Signature] Deputy

FEE \$ 6.00