

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 SUBJECT TO: Trust Deed executed by Louis Van Dyke to Transamerica Title Insurance Co., as Trustee for AMFAC MORTGAGE CORP., as beneficiary, dated Sept. 5, 1974, recorded Sept. 13, 1974, in Vol. M-74, p. 12173, Microfilm records of Klamath County, Oregon, and Mortgage executed by ANZA, INC., an Oregon Corporation, to the United States National Bank of Oregon dated March 29, 1978 and recorded March 29, 1978, in Mortgage Vol. M-78, page 5998, Microfilm Records of Klamath County, Oregon, as to both of which the lien of this Trust Deed is junior, and that he will warrant and forever defend the same against all persons whomsoever; a breach of any of them is likewise a breach of this Trust Deed.

- 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 an organization, or (even if grantor is a natural person) are for business or commercial purposes other than agricultural 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 as 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. 1305 or equivalent; if this instrument is NOT to be a first lien, or is not to finance the purchase of a dwelling use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act is not required, disregard this notice.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 93.490)

STATE OF OREGON, }
County of Klamath } ss.
January 3, 1980
Personally appeared the above named
William E. Chilcote, President
of Anza, Inc.

and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me: 1/3/80
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 5/1/82

ANZA INC.
W. E. Chilcote
President
Secretary

STATE OF OREGON, County of Klamath) ss.
December 1979
Personally appeared William G. Chilcote and
who, each being first
duly sworn, did say that the former is the president
and that the latter is the
secretary of ANZA INC., an Oregon
Corporation,
a corporation, and that the seal affixed to the foregoing instrument is the
corporate seal of said corporation and that the 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: 5/1/82

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations 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: January 19, 1980
Beneficiary

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

TRUST DEED

(FORM No. 881)

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

ANZA, INC.
Grantor
FORREST D. EPPERSON
LINDA J. EPPERSON
5859 Winter Ave.
Klamath Falls, OR. Beneficiary

AFTER RECORDING RETURN TO
Steven A. Zamsky, P.C.
110 North Sixth St. Suite 207
Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath }
I certify that the within instrument was received for record on the
23rd day of January, 1980,
at 4:17 o'clock P.M., and recorded
in book/reel/volume No. M-80 on
page 1442 or as document/fee/file/
instrument/microfilm No. 79758.
Record of Mortgages of said County.
Witness my hand and seal of
County affixed.

Wm. D. Milne - County Clerk
By Jacqueline J. Mett
Deputy

Fee \$7.00