

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

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 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 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. 1305 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 signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 93.490)

STATE OF OREGON
County of San Luis Obispo ss.
Clamath
February 20, 1980
Personally appeared the above named
William F. Cox and Betty J. Cox

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

(OFFICIAL SEAL)

Before me:
Freda G. Manion
Notary Public for Oregon CALIFORNIA
My commission expires: 4-27-1982

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and _____ who, being duly sworn, 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 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: _____, 19____.

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.

Grantor

SPACE RESERVED

FOR

RECORDER'S USE

Beneficiary

AFTER RECORDING RETURN TO

STATE OF OREGON

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Title

By, _____ Deputy

MTC-Linda

EXHIBIT "A"

A parcel of land situated in the SW $\frac{1}{4}$ of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 36; thence South 89° 28' 54" East along the Southerly line of said Section 36, 254.05 feet to the Westerly line of that certain parcel described in Deed Volume M74, page 13285, being the official Klamath County Records; thence North 00° 34' 19" East along the Westerly line of said parcel described in Deed Volume M74, page 13285, 202.25 feet to the Northwest corner of that parcel described in Deed Volume M74, page 13285; thence South 89° 25' 41" East along the Northerly line of said parcel described in Deed Volume M74, page 13285, 546.69 feet to the Southwest corner of that certain parcel described in Deed Volume M77, page 17497 being the official Klamath County Records; thence North 00° 34' 19" East along the Westerly line of said parcel described in Deed Volume M77, page 17497, 295.00 feet to the Northwest corner of said parcel described in Deed Volume M77, page 17497; thence South 89° 25' 41" East along the Northerly line of said parcel described in Deed Volume M77, page 17495, 528.10 feet to the Easterly line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36; thence North 00° 19' 29" East along the Easterly line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, 823.43 feet to the Northeast corner of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence North 89° 34' 19" West along the Northerly line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, 1332.27 feet to the Northwest corner of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence South 00° 16' 06" West along the Westerly line of said Section 36, 1317.59 feet to the point of beginning.

TOGETHER WITH an easement 60 feet in width for purposes of ingress and egress more particularly described as follows:

The Northerly 60 feet of the Southerly 400 feet of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36 lying West of the Klamath Northern Railroad right of way.

An easement 60 feet in width for purposes of ingress and egress more particularly described as follows:

The Easterly 60 feet of the Southerly 400 feet of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 26th day of February A. D. 19 80 at 12:38 o'clock P.M., on

fully recorded in Vol. M80, of Mortgages on Page 3713

Wm D. MILNE, County Clerk

By Bernetha Shetch

Fee \$10.50