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MEMORANDUM OF ALL-INCLUSIVE DEED OF TRUST

THIS INDENTURE, made and entered into this 17th day of April, 1981, by and between EDITH ANNE PEUGH, hereinafter referred to as Grantor, FRONTIER TITLE & ESCROW COMPANY, an Oregon corporation, hereinafter referred to as Trustee, and FREDERICK H. LANGE, JR. and FRANCES R. LANGE, husband and wife, hereinafter referred to as Beneficiary, to wit:

W I T N E S S E T H

WHEREAS Grantor has irrevocably granted, bargained and sold to Trustee, in trust, with power of sale, in consideration of the indebtedness herein recited, the following described real property:

Lot 5 in Block 3 of CASCADE PARK, Klamath County, Oregon

subject to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District.
3. Water and sewer use charges, if any, due to the City of Klamath Falls.
4. Building set back line 20 feet from Hope Street as set forth on dedicated plat.
5. Utility, irrigation and drainage easements along rear of lot as set forth in dedicated plat.
6. Conditions and restrictions of Klamath Irrigation District set out in the plat and those in the Dedication of Cascade Park.
7. Easements for irrigation ditch as set out in instrument recorded December 19, 1957 in Deed Volume 296 at page 386.
8. Use and building restrictions and conditions, set-back lines and easements as set out in instrument recorded April 24, 1962 in Deed Volume 337 at page 44, and amended by instrument recorded in Deed Volume 353 at page 401.

WHEREAS this grant is made to secure the payment of the sum of Forty One Thousand Dollars (\$41,000.00), with interest thereon.

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The security of which the payment thereon is secured by an All-Inclusive Deed of Trust with promissory note attached thereto. This All-Inclusive Promissory Note includes the following Included Note and Included Deed of Trust:

Trust deed executed by Nickey Joe Thompson and Patricia Yvonne Thompson, husband and wife, in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, dated April 12, 1974 recorded April 15, 1974 in Volume M74 Page 4673, Klamath County Microfilm Records, securing a promissory note dated March 12, 1974 executed by Nickey Joe Thompson and Patricia Yvonne Thompson in favor of William Ganong, Jr., as trustee, and First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary.

NOW, THEREFORE, the parties agree that the within Memorandum is executed for the purpose of memorializing the record of execution of the All-Inclusive Promissory Note and All-Inclusive Deed of Trust.

IN WITNESS WHEREOF, the parties have hereunto set their hands the date and year first above written.

Edith Anne Peugh  
EDITH ANNE PEUGH, Grantor

FRONTIER TITLE AND ESCROW COMPANY,  
an Oregon corporation

By \_\_\_\_\_

By \_\_\_\_\_

Fredrick H. Lange Jr.  
FREDERICK H. LANGE, JR.

Frances R. Lange  
FRANCES R. LANGE

STATE OF OREGON )  
 ) ss  
County of Klamath )

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Personally appeared the above-named EDITH ANNE PEUGH and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

*Judy B. Blum*  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 8-23-81

STATE OF OREGON )  
 )  
County of Klamath )

Personally appeared \_\_\_\_\_ and himself, and not one for the other, did say that the former is the \_\_\_\_\_ and that the latter is the \_\_\_\_\_ of FRONTIER TITLE & ESCROW COMPANY, an Oregon 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: \_\_\_\_\_

STATE OF OREGON )  
 ) ss  
County of Klamath )

Personally appeared the above-named FREDERICK H. LANGE, JR. and FRANCES R. LANGE and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Judy B. Blum*  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 8-23-81

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*Return to: Frontier Title*

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 20th day of April A.D., 1981 at 2:09 o'clock P. M., and duly recorded in

Vol M81 of Deeds on page 7074.

EVELYN BIEHN  
COUNTY CLERK

Fee \$ 10.50

By *Debra G. Jones* deputy