

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 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 COOS

September 4, 19 81

Personally appeared the above named

JESS MITCHELL MCGUIRE and
JEWEL DEAN MCGUIRE, Husband
and Wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-16-82

STATE OF OREGON, County of

19

Personally appeared

who, each being first

duly sworn, 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 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:

(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.

Jess M. McGuire

Jewel Dean McGuire

Bertha Smith

Grantor

Beneficiary

AFTER RECORDING RETURN TO:

Pioneer National Title

P.O. Box 1075

Coos Bay, Oregon 97420

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/volume No. on page. or as document/fee/file/instrument/microfilm No. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By Deputy

15914

EXHIBIT "A"

Commencing at the Northeast corner of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South along the East line of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) a distance of 110 feet which is the true point of beginning; thence West 200 feet; thence South 110 feet; thence East 200 feet; thence North 110 feet to the point of beginning.

ALSO starting at a point which is 200 feet West of the Northeast corner of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$); Section 13, Township 23 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence West 198 feet; thence South 220 feet; thence East 198 feet; thence North 220 feet to the point of beginning.

TOGETHER WITH Easement recorded in Deed Volume 362 at page 195 as follows: The privilege of ingress and egress for roadway purposes over, upon and across the Westerly 20 feet of the following described real property: Beginning at the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence South along the East line of the Section a distance of 110 feet, all of said property being in Section 13, Township 23 South, Range 9 East of the Willamette

STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 8th day of September A.D., 1981 at 3:41 o'clock P M., and duly recorded in Vol M81 of Mortgages on page 15912.

Fee \$ 12.00

EVELYN BIEHN

COUNTY CLERK

By [Signature] Deputy