

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.)

(CPS 93-4-9)

STATE OF OREGON,

County of Klamath } ss.
November 5, 1981

Personally appeared the above named

Keith Jacobs

and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8.5.83

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19 _____ and

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. 801-1)

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

Keith Jacobs

Grantor

SPACE RESERVED

FOR

RECORDER'S USE

Perdriau Investment Corp

Beneficiary

AFTER RECORDING RETURN TO

Klamath County Title Co

W/B

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

21072

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

S $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon, TOGETHER with an Easement, recorded September 2, 1981 in Volume M81 page 15582, Deed records of Klamath County, Oregon, over and across a strip of land 30 feet in width, for purposes of ingress and egress, the centerline of which is described as follows:

Beginning at a point on the North line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 17 from which the Northwest corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ bears N.89°20'15"W, 661.57 feet; thence Southwesterly the following bearings, and distances: S.14°14'48"W, 33.48 feet; S. 20°55' W, 40.89 feet; S. 43°35'25" W, 31.62 feet; S. 73°47'20" W, 50.04 feet; N. 89°24'37" W, 559.63 feet; S. 88°46'23" W, 583.38 feet; N. 87°58'46" W, 294.98 feet; N. 89°52'41" W, 423.10 feet; N. 87°47'26" W, 547.31 feet; S. 79°27'23" W, 87.99 feet; N. 56°47'18" W, 83.07 feet; N. 58°06'47" W, 87.27 feet; N. 73°11'40" W, 72.29 feet; S. 82°58'42" W, 34.36 feet; S. 43°07'20" W, 43.16 feet; S. 11°19'31" W, 73.33 feet; S. 03°11'45" E, 120.19 feet; S. 12°09'30" E, 290.11 feet; S. 06°52'12" E, 200.64 feet; S. 06°53'56" W, 182.32 feet; S. 49°10'46" W, 178.52 feet; S. 55°53'38" W, 91.67 feet; S. 73°50'02" W, 99.85 feet; N. 77°16'03" W, 67.15 feet; N. 57°59'41" W, 60.38 feet; N. 74°28'48" W, 72.84 feet to a point lying due East, 15.00 feet from the West line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 17; thence S.00°19'26" W, parallel with said West line, 286.50 feet to the South line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$.

CITY OF KLAMATH, ss.

Filed for record ~~xxxxxx~~

on 8 day of December A.D. 1981 at 2:54 P M

July recorded in Vol. M 81 of Mfg. on 21072

Fee \$12.00

EV LYN BIEHN, Clerk

By James Mc