

13768

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 except Mortgage with First Federal S & L and Contract in favor of Ernest Sessom and Doris Sessom, recorded on subject property.

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, inure 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 Z, the 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.)

California
STATE OF OREGON

(ORS 93.490)

County of San Diego

October 7, 1982

Personally appeared the above named Audie Soyland and Linda Soyland

Audie Soyland

Linda Soyland

John R. Miller

Ervin R. Bickford by his att. for

STATE OF OREGON, County of

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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)

acknowledged the foregoing instrument to be (a) (b) voluntary act and deed.

TERRI SPRINGER

NOTARY PUBLIC - CALIFORNIA

SAN DIEGO COUNTY

My Commission Expires May 31, 1985



REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

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:

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Beneficiary

TRUST DEED

(FORM No. 881-1)

SEE LYBRIE'S CHECKED INDEX STEVENS-NESS LAW PUBL. CO., PORTLAND, ORE.

Grantor
Beneficiary

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

The following described real property in Klamath County, Oregon:

PARCEL 1

Beginning at a point which lies on the Westerly right of way line of the Dalles-California Highway which lies North 89° 49' West a distance of 489.5 feet and South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1230.3 feet and North 89° 49' West a distance of 486.54 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 6° 02' West parallel to the Westerly right of way line of the Dalles-California Highway a distance of 90 feet to a point; thence North 89° 49' West parallel to the East-West quarter line a distance of 385.0 feet to a point which lies on the Easterly right of way line of the new Highway; thence in a Northwesterly direction following the Easterly right of way line of the New Highway a distance of 91.5 feet to a point; thence South 89° 49' East parallel to the East-West quarter line a distance of 403 feet more or less to the point of beginning, in the N½ of the SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

PARCEL 2

Beginning at a point on the Westerly right of way line of the old Dalles-California Highway which lies North 89° 49' West a distance of 489.5 feet and South 6° 02' West along the Westerly right of way line of the old Dalles-California Highway a distance of 1320.3 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: Continuing South 6° 02' West along the Westerly right of way line of the old Dalles-California Highway a distance of 60.3 feet to a point; thence North 89° 49' West parallel to the East-West quarter line a distance of 844 feet to a point on the Easterly right of way line of the new Dalles-California Highway; thence in a Northwesterly direction along the Easterly right of way line at the new Dalles-California Highway a distance of 61 feet to a point; thence South 89° 49' East parallel to the East-West quarter line a distance of 871.54 feet more or less to the point of beginning, in the SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON,

County of Klamath

} ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.BE IT REMEMBERED, That on this 14th day of October, 1982,before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JOHN R. MILLER,

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

W. Ardene J. Addington
Notary Public for Oregon
My Commission expires March 22, 1985

PARCEL 3

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies North 89° 49' West a distance of 489.5 feet and South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1380.6 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet to a point; thence North 89° 49' West a distance of 786.54 feet to a point which lies on the Easterly right of way line of the new highway; thence in a Northwesterly direction following Easterly right of way line of the new highway a distance of 182.98 feet to a point; thence South 89° 49' East a distance of 844 feet more or less to a point of beginning, in the S½ of the SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian,

EXCEPT THAT PORTION described as follows:

Beginning at a point in the SE¼SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, which is North 89° 49' West 489.5 feet to the Westerly right of way line of the old Dalles-California Highway; thence South 6° 02' West along said highway right of way line, a distance of 1,560.6 feet, and thence North 89° 49' West, 486.54 feet, from the center one-quarter corner of a parcel of land which point of beginning is the Southwest corner of a parcel of land described in a deed recorded in the Klamath County Deed Records, Volume 233 at page 170; thence North 89° 49' West 299.46 feet, more or less, to the Easterly right of way line of the new Dalles-California Highway; thence North 11° 37' West along said highway right of way line, a distance of one (1) foot; thence North 85° 39' East 302.64 feet, to a point on the West line of that parcel of land described in a deed recorded in Klamath County Deed Records, Volume 233 at page 170; thence South 6° 02' West 25 feet to the point of beginning; being a portion of the SE¼SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 14th day of October, 19 82 personally appeared

JOHN MILLER

who, being duly sworn (or affirmed), did say that he is the attorney in fact for ERVIN R. BICKFORD and

that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

Harlene J. Addington
(Signature)

My Commission Expires: March 22, 1985

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

15 day of Oct A.D., 1982 at 10-48 o'clock A M., and duly recorded in

Vol M 82 of Mtge on page 13767.

Fee \$ 16.00

EVELYN BIEHN

COUNTY CLERK

By John Miller deputy