



7835  
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.

(See attached Exhibit "A", by this reference incorporated herein as if fully set forth).

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.

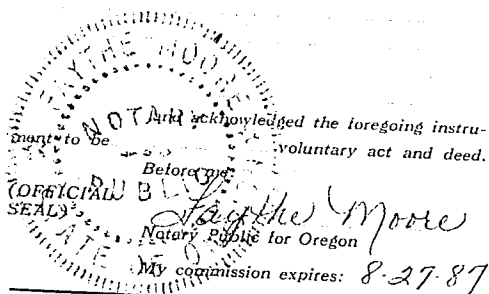
\* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required 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.)

STATE OF OREGON,

County of Klamath ) ss.  
May 19 84.

Personally appeared the above named  
Niels Bredahl



(ORS 93.490)

STATE OF OREGON, County of ) ss.

Personally appeared

and  
duly sworn, did say that the former is the who, each being first  
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. 881-1)

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

Grantor

Beneficiary

AFTER RECORDING RETURN TO

KETCO-4232

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

Upon payment of eight thousand five hundred dollars of the total purchase price, the deed to lot 4, block 74, Buena Vista addition, will be assigned to the buyer, and seller's interest in that parcel is satisfied in its entirety.

In the event that buyer sells or exchanges the property to a third party, this trust deed and the note it secures may be assumed by that third party, or paid off as scheduled in said note by the buyer; at buyer's option.

This sale is on an "as is" basis. The parties acknowledge that no representations of any kind have been made regarding the condition of the property by sellers to buyer. Buyer agrees to rely solely upon his own inspection as to the quality and condition of this building and agrees to hold sellers harmless from any defects whether latent or apparent that such an inspection may disclose. The parties acknowledge that there have been no oral warranties or representations of any kind regarding the condition or quality of the dwelling made by sellers to buyers.

Gary Hedlund is the attorney for the sellers in this transaction and the buyer is advised to seek independent competent legal counsel prior to the execution of this agreement.

The parties contemplate that the buyer, upon taking possession from the seller, will undertake to remodel the premises prior to selling the same to any third parties. The buyer hereby agrees to perform all such repair and remodeling in a workmanlike manner. Buyer further agrees that the seller shall have the right, during remodeling, to make periodic inspection to insure that the said property is being remodeled in a workmanlike manner and that no strip nor waste is being done. Once an apartment unit has been remodeled and rented, no more inspections may be made of that unit by seller. In the further event that buyer should abandon the remodeling prior to completion, the parties agree, that in addition to the other remedies set forth for breach herein, the seller shall have the right to elect to retain the buyers down payment as liquidated damages.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$28,500.00.

EXHIBIT "B"

7837

Three Lamps  
Eight Dressers  
Six Mirrors  
Four Dressing tables  
Five Sofas  
Seven End tables  
Five Kitchen tables  
Eighteen Kitchen chairs  
Six Refrigerators  
One Crib  
Three Bed frames  
Three Boxsprings and Mattresses  
Five Ranges  
One Carpet  
Two Coffee tables  
One Stereo Console  
Three Upholstered chairs  
One Desk

STATE OF OREGON: COUNTY OF KLAMATH:ss  
I hereby certify that the within instrument was received and filed for  
record on the 11th day of May A.D., 1984 at 10:22 o'clock A M,  
and duly recorded in Vol M84, of Mortgages on page 7834.

Fee: \$ 16.00

EVELYN BLEN, COUNTY CLERK  
by: Pam Smith, Deputy