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as *Beneficiary*,

WITNESSETH:

as Beneficiary,

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in Klamath County, Oregon, described as:

Lot 45 of Grace Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

AKA: 3697 Madison, Klamath Falls, Oregon 97603

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of Thirty Four Thousand Four Hundred Twenty Seven and 00/100 Dollars, with interest thereon according to the terms of a promissory

sum of Thirty Four Thousand Four Hundred Twenty Eight and 00/100 Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable April 8, 1997. The maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note is due, and if not paid at that time, the principal and interest thereon shall be due and payable at once.

note of even date herewith, payable to beneficiary April 8, 1997.
not sooner paid, to be due and payable _____, stated above, on which the final installment of said note
The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note
becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be
sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary,
then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or
herein, shall become immediately due and payable.
herein, shall become immediately due and payable.

The above described real property is not currently used for agricultural, timber or grazing purposes.

To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; and to permit or permit any waste of said property.

2. To complete or restore promptly and in good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor.

3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property; if the beneficiary so requests, to execute such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for filing same in the proper public office or offices as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the beneficiary.

4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the said premises against loss or damage by fire and such other hazards as the beneficiary may from time to time require, in an amount not less than \$ 34,421.00 payable to the latter; all companies acceptable to the beneficiary, the beneficiary as soon as insured, policies of insurance shall be delivered to procure any such insurance and to if the grantor shall fail for the beneficiary at least fifteen days prior to the expiration of said policies to procure the same at grantor's expense. The beneficiary shall procure the same at grantor's expense. The beneficiary shall collect and pay any fire or other insurance policy may be applied for by beneficiary and any indebtedness secured hereby and in such amount so collected, or may determine, or at option of beneficiary the same amount so collected, or any part thereof, may be released to grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

[illegible]

6. To pay all costs, fees and expenses of this trust including the cost of title search as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation and trustee's and attorney's fees actually incurred.

[illegible]

It is mutually agreed that:

It is mutually agreed that:

8. In the event that any portion or all of said property shall have the right of eminent domain or condemnation, beneficiary shall have the right, if it so elects, to require that all or any portion of the monies payable as compensation for such taking, which are in excess of the amount required to pay all reasonable costs, and attorney's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary in full. In addition, upon any reasonable costs and expenses and attorney's fees, applied by grantor in the trial and appellate courts, necessarily applied upon the indebtedness secured in such proceedings, and the balance applied upon the indebtedness secured hereby; and grantor agrees, at its own expense, to take such actions and execute such instruments as may be necessary in obtaining such compensation, promptly upon beneficiary's request.

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.555.

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is law-
fully seized in fee simple of said described real property and has a valid, unencumbered title thereto except
for a first mortgage to Department of Veterans' Affairs in the amount of \$31,026.00

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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),
~~or for the purchase of real property or for the payment of a debt secured by a mortgage on real property.~~

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, execu-
tors, 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 Clatsop ss.
March 29 1988, 1988.

Personally appeared the above named
Wilfred A. Johnson and
Jimmie Lou Johnson

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.
Before me:

[Signature]
Notary Public for Oregon

My commission expires: 5/1988

STATE OF OREGON, County of Clatsop ss.
March 29 1988, 1988.

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:

[Signature]
Notary Public for Oregon

My commission expires: 5/1988

(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.

Grantor

Beneficiary

AFTER RECORDING RETURN TO

Allstate Enterprises, Inc.
10330 Meridian Av. N.
Seattle, WA. 98133
ATTN: N. Daniel

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 fee/file/instru-
ment/microfilm/reception No. _____,
Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

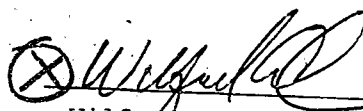
Seattle Regional Office
10330 Meridian Avenue, North
Seattle, Washington 98133
Phone: (206) 527-5550

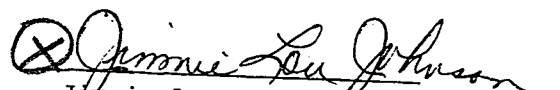
March 28, 1985

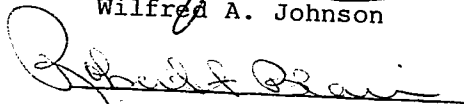
Wilfred A. Johnson
Jimmie Lou Johnson
3697 Madison
Klamath Falls, OR. 97603


Lot 45 of Grace Park, according to the official plat thereof
on file in the office of the County Clerk, Klamath County,
Oregon.

In consideration of a loan granted 3/28/85 by Allstate Enterprises Financial Corporation to me, I agree not to renew or otherwise add to present indebtedness to Department of Veterans' Affairs, 124 North Fourth, Klamath Falls, OR. 97601 as shown by mortgage or deed dated without first paying my indebtedness to Allstate Enterprises Financial Corporation in full.

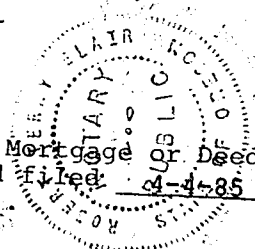

Wilfred A. Johnson


Jimmie Lou Johnson


Witness


 Given under my hand and official seal this 29th day of March, 1985
Robert Perry
Notary Public
(Affix Seal)

Filed in conjunction with Mortgage or Deed to Secure Debt dated 3/28/85 and filed 4-4-85 in Klamath County,



STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 4th day of April A.D., 1985 at 10:54 o'clock A M, and duly recorded in Vol M85, of Mortgages on page 4929

Fee: \$ 13.00

EVELYN BIEHN, COUNTY CLERK
by: , Deputy