

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

None

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.)

William E. Akins
DeAnn Akins

STATE OF OREGON,
County of Klamath } ss.
November 6, 19 85
Personally appeared the above named
William E. Akins and
DeAnn Akins

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19_____,
and
duly sworn, did say that the former is the _____ who, each being first
president and that the latter is the
secretary of _____

I have acknowledged the foregoing instru-
ment to be the voluntary act and deed.
Before me:
Notary Public for Oregon
My commission expires: 3-22-89

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____

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.

Beneficiary _____

TRUST DEED
(FORM No. 881)

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

William E. Akins
DeAnn Akins
Violet Vincent
Grantor

Aspen Title & Escrow, Inc.
600 Main Street
Klamath Falls, Oregon 97601
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 fee/file/instru-
ment/microfilm/reception No. _____
Record of Mortgages of said County.
Witness my hand and seal of
County affixed.

NAME _____
TITLE _____
Deputy

18021 DEED
7/26/84 W-50347

EXHIBIT "A"

18474

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the Southwest corner of said Section 3; thence North 89° 04' East along the South line of said Section 3 a distance of 662.5 feet to the Westerly line of "Pelican Acres" Subdivision; thence Northerly along the Westerly line of "Pelican Acres" Subdivision a distance of 30.3 feet to the Northwest corner thereof; thence Easterly along the Northerly line of "Pelican Acres" Subdivision a distance of 619.1 feet, more or less, to the Northeast corner thereof; said point being on the Westerly line of the Klamath Falls-Rocky Point Highway and said point being Northerly a distance of 17.8 feet measured along the Easterly line of "Pelican Acres" Subdivision from the South line of said Section 3; thence Northerly along the Westerly line of the Klamath Falls-Rocky Point Highway a distance of 312.2 feet; thence South 89° 04' West parallel with the South line of said Section 3 a distance of 1281.5 feet, more or less, to the West line of said Section 3; thence South 0° 24' East along the West line of said Section 3 a distance of 330.0 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of _____ November _____ A.D., 19 85 at 11:16 o'clock A M., and duly recorded in Vol. M85 day
 of _____ Mortgages on Page 18472
 Evelyn Biehn County Clerk
 By _____
 FEE \$13.00