

86 FEB 4 PM 3 38

Lot 12, Block 2, Tract #1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, in the County of Klamath, State of Oregon, SAVING AND EXCEPTING THEREFROM the Northwesterly 2 feet thereof.

AND LOAN ASSOCIATION

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.

PURPOSE OF SECURING PERFORMANCE OF each agreement of grantor herein contained and payment of the \$100,000.00 with rights to future advances and renewals.

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

[illegible][illegible][illegible][illegible][illegible]

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 the 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 906.505 to 906.535.

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
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.

Lee W. Matchett
Jannette M. Matchett

STATE OF OREGON
County of Klamath
January 24, 1986
Personally appeared the above named:
Lee W. Matchett and
Jannette M. Matchett
and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:
James L. Stoeck
Notary Public for Oregon
My commission expires: 3-14-87

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(s)

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 _____

Beneficiary

TRUST DEED
(FORM NO. 511-2)
STEVEN'S NESS LAW, P.C., PORTLAND, ORE.

TO: _____ Grantor

BY: _____ Beneficiary

AFTER RECORDING RETURN TO
STEVEN'S NESS LAW, P.C., PORTLAND, ORE.

5215 S. GARDEN
Klamath Falls, OR 97603

STATE OF OREGON, County of Klamath, ss.
I certify that the within instrument was received for record on the 4th day of February, 1986 at 3:38 o'clock P.M. and recorded in book/reel/volume No. M86 on page 2169 or as fee/file/instrument/microfilm/reception No. 57935.
Record of Mortgages of said County.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By: *Bernetha Spetch* Deputy
NAME TITLE
Fee \$9.00