



The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seised in fee simple of said described real property and has a valid, unencumbered title thereto except Trust Deed recorded January 21, 1984, in Volume M84, page 1113, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association which the Grantor herein does not agree to assume nor pay and the Beneficiary herein agrees to hold the Grantor harmless therefor 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 or household purposes (see Important Notice below)  
(b) for other purposes (see Important Notice below)

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 on 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 use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

*Randall D. Sigmund*  
RANDALL D. SIGMUND  
*Marlett K. Sigmund*  
MARLETT K. SIGMUND

(If the agent of the state is a disponent, use the form of acknowledgment note, affixed.)

STATE OF OREGON

County of Klamath

This instrument was acknowledged before me on March 19, 1986, by

RANDALL D. SIGMUND and MARLETT K. SIGMUND

(SEAL)

My commission expires: 11/16/87

STATE OF OREGON,

County of

This instrument was acknowledged before me on 19, by

as

of

Notary Public for Oregon

My commission expires:

(SEAL)

# REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid.

TO: Trustees

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. 581)

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

Randall D. Sigmund & Marlett K. Sigmund

Grantor

Harry A. Crosby & Helen P. Crosby

Beneficiary

AFTER RECORDING RETURN TO

MOUNTAIN TITLE COMPANY OF  
KLAMATH COUNTY

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of

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/instrument/microfilm/reception No. Record of Mortgages of said County. Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

## EXHIBIT "A"

This Trust Deed is an "All Inclusive Trust Deed" and is second and subordinate to the Trust Deed now of record dated January 16, 1984, and recorded on January 21, 1984, in Volume M84, page 1113, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary, which secures the payment of a Note therein mentioned.

Harry A. Crosby and Helen P. Crosby, husband and wife, Beneficiary herein agrees to pay, when due, all payments due upon the said Promissory Note in favor of Klamath First Federal Savings and Loan Association, and will save Grantors herein, Randall D. Sigmund and Marlett K. Sigmund, husband and wife, harmless therefrom.

Should the said Beneficiary herein default in making any payments due upon said prior Note and Trust Deed, Grantor herein may make said delinquent payments and any sums so paid by Grantor herein shall then be credited upon the sums next to become due upon the Note secured by this Trust Deed.

The Beneficiary herein shall pay the real property taxes each year. Upon Presentation of the paid tax receipt to the Collection Escrow Agent, Mountain Title Company, the taxes shall be added back to the balance of this Trust Deed and Note mentioned herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 20th day  
of March A.D., 19 86 at 1:19 o'clock P M., and duly recorded in Vol. M86,  
of Northgate on Page 4619.

Evelyn Biehn, County Clerk  
By [Signature]

FEE \$13.00