

TRUSTEE'S DEED

This document, made this 4th day of March, 1986, between Craig K. Edwards, hereinafter called Trustee, and Linda Jean Dickinson, hereinafter called the Second Party:

WITNESSETH:

TERRY JON DICKINSON AND LINDA JEAN DICKINSON, as Grantor, executed and delivered to Transamerica Title Insurance Company, as Trustee, for the benefit of United States National Bank of Oregon, as Beneficiary, a certain trust deed dated April 19, 1976, and recorded on April 20, 1976, in the Mortgage Records of Klamath County, Oregon, in Volume M76, at age 5703.

On October 17, 1985, Beneficiary appointed Craig K. Edwards as successor trustee under the aforementioned Deed of Trust. Said appointment was recorded October 23, 1985, in Volume M85, Page 17247, of the Mortgage Records of Klamath County, Oregon.

By virtue of a Request for Release of Trust Deed Without Waiver of Debt, executed by the Beneficiary on February 28, 1986, and by the authority vested in said Trustee by the laws of the State of Oregon and by said trust deed, the Trustee does hereby convey to Linda Jean Dickinson, the successor-in-interest to the above-stated Grantor, all interest which the Grantor had, or had the power to convey, at the time of Grantor's execution of said trust deed, together with any interest the said Grantor or his successors in interest acquired after the execution of said trust deed in and to the following described real property:

Lots 13, 14 and 15 in Block 37 of MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the second party, his heirs, successors-in-interest and designs forever.

In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular includes the plural; the word "Grantor" includes any successor in interest to the Grantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed; the word "Trustee" includes any successor trustee; the word "Beneficiary" includes any successor-in-interest of the Beneficiary first named above; and the word "person" includes corporation and any other legal or commercial entity.

This Deed shall not constitute a release, satisfaction or waiver of the indebtedness of Terry Jon Dickinson arising from his Promissory Note dated April 19, 1976, in the face amount of \$36,500.

IN WITNESS WHEREOF, the undersigned Trustee has hereunto set his hand.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Craig K. Edwards
Craig K. Edwards
Successor Trustee

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me this 4th day of March, 1986, by Craig K. Edwards, Successor Trustee.

Return:
MTC

Constance F. Fischer
Notary Public for Oregon
My Commission expires: 10-12-88

EXEOR

10374

10374

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 13th day
of _____ June _____ A.D., 19 86 at 1:54 o'clock P M., and duly recorded in Vol. 486
of _____ Deeds _____ on Page 10373

FEE \$14.00

Evelyn Biehn, County Clerk

By

Pam Smith