

1677

**WITNESSETH:**

Lot 4, Agri-Commerce Center - Tract 1237, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

17. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trust

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 696.585.

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 the personal, family or household purposes (see Important Notice below), (b) for an organization; or (even if grantor is a natural person) are for business or commercial 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 disclosures for this purpose use Stevens-Ness Form No. 1319, 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

This instrument was acknowledged before me on

TRUDIE DURANT  
NOTARY PUBLIC - OREGON

My Commission Expires

STATE OF OREGON

County of

This instrument was acknowledged before me on Sept. 15, 1987, by B. L. Carpenter

President of 1st American Management Corporation

TRUDIE DURANT  
Notary Public for Oregon

My commission expires: 9/30/89

(SEAL)

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid. 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 address.

DATED: 1987, at San Jose, California, this 15th day of September.

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

OF (FORM No. 1001) FIRST TRUST

STEVENNESS LAW, PUBL. CO., PORTLAND, OREGON

1st American Management

Grantor

Franklin Distillers

625 N. King Road

San Jose, Calif. 95103

Beneficiary

AFTER RECORDING, RETURN TO

Franklin Distillers

P. O. Box 424

San Jose, Calif. 95103

STATE OF OREGON

County of Klamath

I certify that the within instrument

was received for record on the 16th day

of September, 1987,

at 11:00 o'clock A.M., and recorded

in book/reel/volume No. M87

on page 16771

or as fee/file/instrument/microfilm/reception No. 79346

Record of Mortgages of said County.

Witness my hand and seal of

County affixed.

Evelyn Biehn, County Clerk

NAME

By Mrs. Biehn Deputy

Fee: \$9.00

AD

K-3032H