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LEGAL DESCRIPTION IS ATTACHED HERETO, MARKED "EXHIBIT A", AND MADE A PART HEREOF

Insurance, 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 EXCEPT SUBJECT TO ENCUMBRANCES OF RECORD AS OF THE DATE OF THIS TRUST DEED.

and that he will warrant and forever defend the same against all persons whomsoever. GRANTORS shall pay and perform all of the terms and conditions of the Mortgages, Trust Deeds, and other encumbrances against the property and the Notes secured thereto by the dates due. Any default under said Mortgages, Trust Deeds, Encumbrances and Notes, shall constitute a default under this Trust Deed and the Note secured hereby.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are: (a) for the purchase of real property, or (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. NORTHERN CAPITAL CORPORATION, formerly known as First San Francisco Group, Inc.

* 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 use Stevens-Ness Form No. 1219, 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 acknowledgement opposite.)

STATE OF OREGON, }
County of } ss.
This instrument was acknowledged before me on _____, 19____, by _____

(SEAL) Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, }
County of Multnomah } ss.
This instrument was acknowledged before me on December 31, 1987, by Roy R. P. S. e. President of Northern Capital Corporation formerly known as First San Francisco Group, Inc.

Notary Public for Oregon (SEAL)
My commission expires: 5-5-91

REQUEST FOR FULL RECONVEYANCE

To: 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____, at _____, Oregon. _____ Beneficiary

TRUST DEED (FORM No. 881)

STEVENS-NESS LAW PUBLIS CO. PORTLAND, ORE.

Northern Capital Corporation

Grantor

Robert L. Jarvis

Beneficiary

AFTER RECORDING RETURN TO:
Robert L. Jarvis
14110 SW Stampher Road
Lake Oswego, OR 97034

SPACE RESERVED FOR RECORDER'S USE

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/instrument/microfilm/reception No. _____. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By _____ Deputy

REAL PROPERTY DESCRIPTION

STATION NO. 45

STREET ADDRESS: Route 5 Box 1325, Klamath Falls, Oregon

TRUE CASH VALUE: Klamath County, Oregon (1985-86) \$111,840.00

LEGAL DESCRIPTION: **PARCEL 1:** That portion of the SW1/4 of the NW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian (being a part of Government Lots 1 and 5), lying East of the New Dalles-California Highway, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the iron pipe which marks the Southeast corner of the SW1/4 of the NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence North along the 40 line a distance of 1320 feet to West along the 40 line a distance of 709.8 feet to a point on the Easterly right of way line of the New Dalles-California Highway; thence South 11° 36' West along the Easterly right of way line of the New Dalles-California Highway to an iron pin which marks its intersection with the East-West quarter line of said Section 7; thence South 89° 49' East along the East-West quarter line a distance of 438.6 feet more or less, to the point of beginning. **EXCEPTING** the following described tract: Beginning at a point marked with a 1 inch iron pipe on the Easterly right of way boundary of the New Dalles-California Highway (U.S. 97) which point is 393.2 feet North and 519.0 feet West of the Southeast corner of said SW1/4 NW1/4 of said Section 7, said corner being marked with a 1/2 inch galvanized pipe; thence North 11° 36' West along the said Easterly right of way boundary of said U.S. Highway 97 284.6 feet to a point on same marked with a 1 inch pipe; thence North 78° 24' East 176.9 feet to a 1 inch pipe; thence South 8° 36' East 284.9 feet to a 1 inch pipe; thence South 78° 24' West 162.0 feet, more or less, to the point of beginning. **TOGETHER WITH** that portion directly adjacent to the Easterly boundary line of the hereinabove described real estate, being a parcel of land 284.9 feet measured along the Westerly boundary of said tract and extending Easterly to the Easterly boundary of that portion of land owned by John P. Cavanaugh and Alice Bailey Cavanaugh, described as a portion of SW1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, recorded in Volume 248 at page 325 of Deeds and Records of Klamath County, Oregon. **PARCEL 2:** A tract of land within that portion of the SW1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, described in Volume 248 at page 325 of Klamath County, Deed Records, in the County of Klamath, State of Oregon, said tract of land being more particularly described as follows: Beginning at a point marked with a 1" iron pipe on the Easterly right of way boundary of the New Dalles-California Highway (U.S. 97) which point is 393.2 feet North and 519.0 feet West of the Southeast corner of said SW1/4 NW1/4 of said Section 7, said corner being marked with a 1/2" galvanized pipe; thence North 11° 36' West along the said Easterly right of way boundary of said U.S. Highway 97 284.6 feet to a point on same marked with a 1" pipe; thence North 78° 24' East 176.9 feet to a 1" pipe; thence South 8° 36' East 284.9 feet to a 1 inch pipe; thence South 78° 24' West 162.0 feet, more or less, to the point of beginning. **TOGETHER WITH** that portion directly adjacent to the Easterly boundary line of the hereinabove described real estate, being a parcel of land 284.9 feet measured along the Westerly boundary of said tract and extending Easterly to the Easterly boundary of that portion of land owned by John P. Cavanaugh and Alice Bailey Cavanaugh, described as a portion of SW1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, recorded in Volume 248 at page 325 in Deeds and Records of Klamath County, Oregon.

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STATION NO. 56

REAL PROPERTY DESCRIPTION

STREET ADDRESS: Route 3, P.O. Box 1330, Klamath Falls, Oregon

TRUE CASH VALUE: Klamath County, Oregon (1985-86) \$44,170.00

LEGAL DESCRIPTION: A tract of land lying in the N1/2 SW1/4 of Section 7, Township 38 South, Range 9 East, of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin which lies North 89°49' West along the quarter line, a distance of 976.04 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence South 6°02' West a distance of 240.3 feet, to an iron pin which is the true point of beginning; thence continuing South 6°02' West a distance of 270 feet; thence North 89°49' West a distance of 625.1 feet, more or less, to an iron pin which lines on the Easterly right of way line of the new Dalles-California Highway; thence North 11°36' West following the Easterly right of way line of the new Dalles-California Highway to an iron pin; which pin lies North 89°49' West a distance of 708.6 feet from the said true point of beginning; thence South 89°49' East a distance of 708.6 feet to the said true point of beginning.

EXHIBIT "A" CONT.

REAL PROPERTY DESCRIPTION

STATION NO. 44

STREET ADDRESS: P.O. Box 552, South Side of Front Street, Merrill, Oregon

TRUE CASH VALUE: Klamath County, Oregon (1985-86) \$45,190.00

LEGAL DESCRIPTION: All that portion of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point 16 feet West of a point 1317.36 feet West of the North quarter corner of Section 12, Township 41 South, Range 10 East of the Willamette Meridian; thence West 120 feet to the Northeast corner of property described in Book 176 at page 513, Deed Records, recorded May 29, 1945; thence South to Lost River; thence Southeasterly following the North bank of Lost River to a point due South of the point of beginning; thence North to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Aspen Title & Escrow, Inc.
 of January A.D. 1988 at 3:04 o'clock P M., and duly recorded in Vol. M88 day
 of Mortgages on Page 699

FEE \$20.00

By Evelyn Biehn County Clerk
[Signature]