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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, that first Mortgage in favor of Department of Veterans' Affairs, recorded on June 10, 1976, in Book M-76 at page 8669

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 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 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.

Gary A. Frazier

Gary A. Frazier
Patricia J. Frazier

Patricia J. Frazier

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON, }
County of Klamath } ss.

STATE OF OREGON, }
County of _____ } ss.

This instrument was acknowledged before me on June 11, 1988, by
Gary A. Frazier and
Patricia J. Frazier

This instrument was acknowledged before me on _____, 19____, by _____ as _____ of _____

Sandra Handsaker

(SEAL) Notary Public for Oregon
My commission expires: 7-23-89

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

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: _____, Trustee

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____

TRUST DEED

(FORM No. 881)
STEVENS-NESS LAW PUBL. CO., PORTLAND, ORE.

Gary A. Frazier
Patricia J. Frazier
Grantor

Joseph F. Deister
Betty L. Deister
Beneficiary

AFTER RECORDING RETURN TO:
Aspen Title & Escrow, Inc.
600 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the _____ day of June, 1988, at 11:22 o'clock A.M., and recorded in book/reel/volume No. M-88 on page 9395 or as fee/file/instrument/microfilm/reception No. 88326. Record of Mortgages of said County. Witness my hand and seal of County affixed.

Evelyn Biehn
County clerk
By *Sandra Handsaker*
Deputy

RECORD 10021 DEED 11-13.00