



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 prior Mortgage in favor of Department of Veterans' Affairs, recorded in Volume M76, page 333 and Volume M76, page 19761, Microfilm Records of Klamath County, Oregon.

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 the purchase, construction, improvement, maintenance or repair of real property owned or to be owned by the grantor or for the purchase, construction, improvement, maintenance or repair of a commercial purpose.~~

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, devisees, administrators, executors, 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.

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

STATE OF OREGON,  
 County of Klamath } ss.  
 This instrument was acknowledged before me on 8-16-88 by David B. Selby & Wendy J. Selby

*[Signature]*  
 Notary Public for Oregon  
 My commission expires: 8-16-88

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

Notary Public for Oregon  
 My commission expires: \_\_\_\_\_ (SEAL)

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\_\_

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.

JAX YOCOMBE NO.: 2200-S68B-8700

**TRUST DEED**  
 OFFICER (FORM NO. 801) SOL ON LIT  
 (STEVENS-NESS LAW, PUB. CO., PORTLAND, ORE.)  
 DAVID B. SELBY & WENDY J. SELBY  
 1941 Del Moro  
 Klamath Falls, OR 97601  
 Grantor  
 Irene Steinberg  
 203 Main, Apt. 404  
 Klamath Falls, OR 97601  
 Beneficiary  
 AFTER RECORDING RETURN TO  
 MOUNTAIN TITLE COMPANY  
 2000 1st St  
 Klamath Falls, OR 97601

STATE OF OREGON,  
 County of Klamath } ss.  
 I certify that the within instrument was received for record on the 1st day of July, 1988, at 3:22 o'clock P.M., and recorded in book/reel/volume No. M88, on page 10382 or as fee/file/instrument/microfilm/reception No. 88851, Record of Mortgages of said County.  
 Witness my hand and seal of County affixed.  
 Evelyn Biehn County Clerk  
 NAME TITLE  
 By Pauline Mullendore Deputy

Fee \$8.00 18721 DEED