

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

None

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.

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

STATE OF OREGON, County of **Klamath**

This instrument was acknowledged before me on **September 19, 1988** by **JAMES H. BAGGETT and DORA BAGGETT**

Amos G. Landecker
Notary Public for Oregon
My commission expires **7-23-89**

STATE OF OREGON, County of **Clatsop**

This instrument was acknowledged before me on **19** by **AS** of **AS**

Notary Public for Oregon
My commission expires **(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 **AS**

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.

TRUST DEED

(FORM No. 881)

STEVENS-NESS, LAW PUBL. CO., PORTLAND, ORE.

of **James H. Baggett** and **Dora Baggett**
Grantor
Daisy May Shaw
Beneficiary

AFTER RECORDING RETURN TO DOKY
ASPEN TITLE & ESCROW, INC.
600 Main Street
Klamath Falls, OR 97601

DEED DESCRIPTION

AS OREGON GRANTOR'S DEED
MAY BE USED FOR
RECORDING PURPOSES
SPACE RESERVED
FOR
RECORDING PURPOSES

DEED
1988 DEED
05035282

STATE OF OREGON, County of **As**

I certify that the within instrument was received for record on the **19** day of **19** at **19** o'clock **M**, and recorded in book/reel/volume No. **19** on page **19** or as fee/file/instrument/microfilm reception No. **19**. Record of Mortgages of said County. Witness my hand and seal of County affixed.

By **AS** Deputy

EXHIBIT "A"

A piece or parcel of land situate in the S 1/2 SW 1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of the said Section 30 with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway as the same is now located and constructed, from which point of intersection the Southwesterly corner of the said Section 30 bears South 89 degrees 42 1/2' West 827.1 feet, more or less, distant, and running North 36 degrees 49 1/2' East, along said parallel line 337.62 feet to the true point of beginning of this description; thence North 36 degrees 49 1/2' East, and continuing along said parallel line 200.0 feet; thence South 53 degrees 10 1/2' East 250.0 feet; thence South 36 degrees 49 1/2' West and parallel with said center line of the Klamath Falls-Midland section of the Oregon State Highway 200.0 feet; thence North 53 degrees 10 1/2' West 250.0 feet, more or less, to the said point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day
of Sept. A.D. 19 88 at 12:18 o'clock P.M. and duly recorded in Vol. M88
of Mortgages on Page 14970.

FEE 18.00

Evelyn Biehn County Clerk

By Pauline Muelendore