

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, WHICH BUYERS HEREIN AGREE TO ASSUME AND PAY 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 obligation or service to the grantor or for business 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.

John E. Demetrieff
John E. Demetrieff

Sally L. Demetrieff
Sally L. Demetrieff

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

STATE OF OREGON
County of Klamath } ss.
This instrument was acknowledged before me on 9-26-88, by JOHN E. DEMETRIFEFF & SALLY L. DEMETRIFEFF

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

B. Jean Phillips
Notary Public for Oregon
My commission expires: 3-2-92

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____

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)

John E. Demetrieff & Sally L. Demetrieff
1129 Lincoln
Klamath Falls OR 97601
Grantor
Robert W. & Sandra D. Gentry
1615 Portland
Klamath Falls OR 97601
Beneficiary

AFTER RECORDING RETURN TO MOUNTAIN TITLE COMPANY

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.
NAME _____ TITLE _____
By _____ Deputy

LEGAL DESCRIPTION

The Southwesterly 21-2/3 feet of Lot 1 and the Northeasterly 21-2/3 feet of Lot 2 in Block 60 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northwesterly line of Lincoln Street 173-1/3 feet Northerly along the said line from the Northeasterly line of Eleventh Street; thence continuing Northeasterly along said line of Lincoln Street a distance of 43-1/3 feet; thence Northwesterly at right angles to Lincoln Street a distance of 120 feet; thence Southwesterly parallel with Lincoln Street a distance of 43-1/3 feet; thence Southeasterly at right angles to Lincoln Street a distance of 120 feet to the point of beginning.

Tax Account No.: 3809 029DC 01200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of Sept. A.D. 19 88 at 9:23 o'clock A. M., and duly recorded in Vol. M88
of Mortgages on Page 16048
By Evelyn Bienn County Clerk
Pauline Mullens

FEE \$18.00