

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, 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 law-fully seized in fee simple of said described real property and has a valid, unencumbered title thereto EXCEPT Mortgage in favor of Department of Veterans' Affairs, which buyers herein agree to assume and pay.

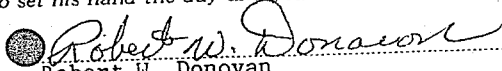
and that he will warrant and forever defend the same against all persons whomsoever.

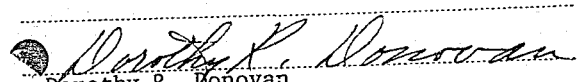
The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:
(a)* primarily for grantor's personal, family or household purposes (see Important Notice below),
(b) for an organization, or (even if grantor is a natural person) are for business or commercial 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.


Robert W. Donovan


Dorothy R. Donovan

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

STATE OF ~~OREGON~~ California

STATE OF OREGON,

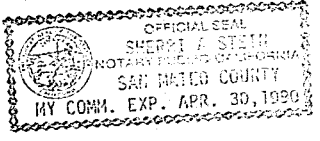
(Individual)
STATE OF CALIFORNIA

COUNTY OF SAN MATEO } SS.
On February 10, 1989 before me, Sherri A. Stein a Notary Public in and for said State,
personally appeared Robert W. Donovan & Dorothy R. Donovan

Donovan, (known-to-me)
(or proved to me on the basis of satisfactory evidence) to be the person s whose name s ARE subscribed to the
within instrument and acknowledged that they
executed the same.

WITNESS my hand and official seal.

Signature Sherri A. Stein



red by said
he terms of
red to you
st deed the

Form 3213 (CA 12-82)

(This area for official notarial seal)

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.

TRUST DEED

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

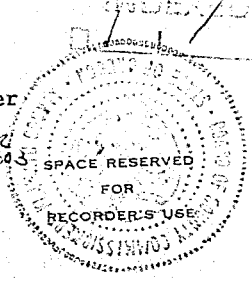
Grantor
Carson H. Miller & Shelba D. Miller
5555 Lockford Dr
Klamath Falls OR 97603

Beneficiary
Robert W. & Dorothy R. Donovan
Rt 1, Box 762 A
Bonanza OR 97623

AFTER RECORDING RETURN TO
MOUNTAIN TITLE COMPANY

(to forward to KFFS&L)

Fee \$13.00



STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of Feb., 19 89, at 9:40 o'clock A.M., and recorded in book/reel/volume No. M89 on page 2851 or as fee/file/instrument/microfilm/reception No. 97148, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Paula M. Mink Deputy

3157

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day
of Feb. A.D., 19 89 at 1:45 o'clock P. M., and duly recorded in Vol. M89,
of Mortgages on Page 3155.

Evelyn Biehn County Clerk
By Q. Arlene Millenore

FEE \$18.00