

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 Trust Deed in favor of Anna Ackerman recorded in Volume M88, page 18594 Microfilm Records of Klamath County, Oregon which buyers herein do not agree to assume and pay, and sellers further agree to hold buyer harmless therefrom, 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 for a 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.)

Donald Jirsa, Sr.
Donald Jirsa, Sr.

Jennifer Eberhard
Jennifer Eberhard

STATE OF OREGON,

County of Klamath } ss.

This instrument was acknowledged before me on 6/16/1989, by

DONALD JIRSA, SR. & JENNIFER EBERHARD



Notary Public for Oregon

My commission expires: 8/16/92

STATE OF OREGON,

County of } ss.

This instrument was acknowledged before me on 19. . . by

as

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.

TRUST DEED

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

Donald Jirsa, Sr. & Jennifer Eberhard

3904 Austin Klamath Falls, OR 97603

Grantor

Jim S. Clark & Mary V. Clark

PO Box 268 Malin, OR 97632

Beneficiary

AFTER RECORDING RETURN TO

MOUNTAIN TITLE COMPANY

7207

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

This Trust Deed is an "All Inclusive Trust Deed" and is second and subordinate to the Trust Deed now of record dated November 1, 1988 and recorded November 2, 1988 in Volume M88, page 18594, Microfilm Records of Klamath County, Oregon in favor of Anna Ackerman, a protected person, as beneficiary, which secures the payment of a note therein mentioned.

Jim S. Clark & Mary V. Clark, beneficiaries herein, agree to pay when due all payments due upon the said promissory note in favor of Anna Ackerman, and will save grantors herein harmless therefrom. Should the said beneficiaries herein default in making any payments due upon said prior note and Trust Deed, Grantors herein may make said delinquent payments and any sums so paid by grantor herein shall then be credited upon the sums next to become due upon the note secured by this Trust Deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
 of June A.D., 19 89 at 3:08 o'clock PM., and duly recorded in Vol. M89
 of Mortgages on Page 10786
 Evelyn Biehn County Clerk
 By Charlene Millenbore

FEE \$18.00