

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

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 of real property for the grantor's personal, family or household 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.

Richard P. Card

Mary J. Card

* 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 acknowledgment appearing on page 2 of this instrument.

STATE OF OREGON,)
County of Klamath) ss.

This instrument was acknowledged before me on 7/25/89 by Richard P. Card & Mary J. Card

Notary Public for Oregon
My commission expires: 8-16-92

STATE OF OREGON,)
County of) ss.

This instrument was acknowledged before me on 7/25/89 by Richard P. Card & Mary J. Card

Notary Public for Oregon
My commission expires: 8-16-92

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:

DATED: 10/20/89

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

266 (FORM NO. 681) EDITION 88
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Richard P. & Mary J. Card
2425 Pine Grove Rd
Klamath Falls OR 97603
Grantor

Sandra L. Couch
7077 Rosalia Place
Klamath Falls OR 97603
Beneficiary

AFTER RECORDING RETURN TO
MOUNTAIN TITLE COMPANY

3307

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

10/21 DEED

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the NE1/4 NW1/4 of Section 9 Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is located South 00 degrees 06' West a distance of 564.93 feet and West a distance of 160.00 feet from the quarter corner common to Sections 9 and 4; thence West a distance of 203.64 feet; thence North 27 degrees 25' 02" West a distance of 149.99 feet to a point on the Southeasterly right of way line of Pine Grove Road; thence Northeasterly along the arc of a 10.4 degree curve to the left a distance 218.43 feet, that chord of said curve bears North 51 degrees 15' 25" East and the length of said chord is 217.01 feet; thence South 21 degrees 02' 55" East a distance of 288.29 feet to the point of beginning.

Tax Account No: 3910 009BA 00900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 1st day
of Aug. A.D., 19 89 at 3:44 o'clock PM., and duly recorded in Vol. M89
of Mortgages on Page 14175.

Evelyn Biehn County Clerk

By

Queline Nielsen

FEE \$18.00