

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 696.515.

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 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

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, or other entity, use the form of acknowledgment opposite.)

STATE OF OREGON, County of San Joaquin

This instrument was acknowledged before me on August 1, 1989, by

OFFICIAL SEAL LOLA SANCHEZ NOTARY PUBLIC - CALIFORNIA SAN JOAQUIN COUNTY My comm. expires FEB 20/1993

My commission expires: 2/20/93

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: 1989

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 CONVEYANCE OF (FORM NO. 881) STEVENS-NESS LAW/PUB. CO., PORTLAND, ORE.

STATE OF OREGON, County of ...

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

CHIEF AFTER RECORDING RETURN TO ASPEN TITLE & ESCROW, INC. 600 MAIN STREET Klamath Falls, OR 97601

## EXHIBIT "A"

This Trust Deed is an "ALL-INCLUSIVE TRUST DEED" and is second and subordinate to a first Trust Deed dated August 1, 1977 and recorded August 5, 1977, in Book M-77 at Page 14124, in favor of Klamath First Federal Savings and Loan Association. Theodore E. Siemens herein agrees to pay, when due, all payments due upon the said Note in favor of Klamath First Federal Savings and Loan Association and will save Grantor herein, Cheryl Bussey, harmless therefrom. Should the said Beneficiary herein default in making any payment due upon said prior Note and Trust Deed Grantor 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 Aspen Title Co. the 2nd day  
 of Aug. A.D., 19 89 at 4:14 o'clock P.M., and duly recorded in Vol. M89,  
 of Mortgages on Page 14284.

FEE \$18.00

Evelyn Biehn - County Clerk

By Quilene Muelens