

7715

After recording please return to: Klamath First Federal  
540 Main Street  
Klamath Falls, OR 97601

[Space Above This Line For Recording Data]

**DEED OF TRUST**

THIS DEED OF TRUST ("Security Instrument") is made on November 9  
1989. The grantor is Douglas A. Dean and Laurie J. Dean  
Husband and Wife ("Borrower"). The trustee is William L. Siamore ("Trustee"). The beneficiary is  
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, which is organized and existing  
under the laws of the United States of America, and whose address is  
540 Main Street, Klamath Falls, OR 97601 ("Lender").

Borrower owes Lender the principal sum of Thirty-eight thousand eight hundred and no cents  
Dollars (U.S. \$ 38,800.00). This debt is evidenced by Borrower's note  
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not  
paid earlier, due and payable on November 15, 2014. This Security Instrument

secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and  
modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this  
Security Instrument; (c) the performance of Borrower's covenants and agreements under this Security Instrument and the  
Note; and (d) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to the  
paragraph below ("Future Advances"). FUTURE ADVANCES: Upon request to Borrower, Lender, at Lender's option prior  
to full reconveyance of the property by Trustee to Borrower, may make Future Advances to Borrower. Such Future Advances,  
with interest thereon, shall be secured by this Deed of Trust when evidenced by promissory notes stating that said notes are  
secured hereby. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the  
following described property located in Klamath County, Oregon:

Lot 31 in Block 8, ELDORADO 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.

Act. #3809-020DC-03700

Key: #172011

"UNDER OREGON LAW, MOST AGREEMENTS, PROMISES AND COMMITMENTS MADE BY US AFTER  
THE EFFECTIVE DATE OF THIS ACT CONCERNING LOANS AND OTHER CREDIT EXTENSIONS WHICH  
ARE NOT FOR PERSONAL, FAMILY OR HOUSEHOLD PURPOSES OR SECURED SOLELY BY THE BORROWER'S  
RESIDENCE MUST BE IN WRITING, EXPRESS CONSIDERATION AND BE SIGNED BY US TO BE ENFORCEABLE."

\*See Attached Adjustable Rate Loan Rider made a part herein.

which has the address of 185 Dahlia Street Klamath Falls  
(Street) (City)  
Oregon 97601 ("Property Address");  
(Zip Code)

NOV 9 PM 4 04