

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 for the encumbrance to the Klamath First Federal Bank. 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, household or agricultural purposes (see Important Notice below),
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes other than agricultural 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, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent. If this instrument is NOT to be a first lien, or is not to finance the purchase of a dwelling use Stevens-Ness Form No. 1306, 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 opposite.)

STATE OF OREGON,

County of Klamath

September 27, 1989

Personally appeared the above named:
Robert Joseph Foltyn

STATE OF OREGON, County of _____

Personally appeared _____

_____ and
duly sworn, did say that the former is the
president and that the latter is the
secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-9-93

REQUEST FOR FULL RECONVEYANCE

TO:

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:

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. 281) A GUARANTY
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

ROBERT JOSEPH FOLTYN

Grantor

JANET E. FOLTYN

Beneficiary

AFTER RECORDING RETURN TO
Helen C. Dillon
Attorney at Law
3005 S. E. Carlton
Portland, Oregon 97202

SPACE RESERVED
FOR
RECORDER'S USE

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

19821 DEED

55389

EXHIBIT A

A parcel of land situated in Block 24 of ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pipe marking the northeast corner of Block 24, ELDORADO HEIGHTS ADDITION to the city of Klamath Falls: hence along the southerly right of way line of Euclid Avenue north 81 degrees 42' west, 116.70 feet; hence south 8 degrees 18' west, 70.84 feet; hence south 89 degrees 42' east, 125.41 feet to the west right of way of said Tiffany Street; hence along said right of way of said Tiffany Street, north 0 degrees 18' last 54.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Helen C. Dillon the 20th day
of Nov. A.D., 19 89 at 11:11 o'clock A.M., and duly recorded in Vol. M89
of Mortgages on Page 22384

FEE \$18.00

Evelyn Biehn - County Clerk

By *Charles M. M. M. M.*

EXHIBIT A