

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:
(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 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 acknowledgment opposite.)

STATE OF OREGON,

County of Klamath

ss.

This instrument was acknowledged before me on 12/2/89, by

John W. Frey and Cheryl Frey

Jeffrey S. Bruffel
Notary Public for Oregon

My commission expires: 6/12/92

STATE OF OREGON,

County of

ss.

This instrument was acknowledged before me on

19, by

as

of

Jeffrey S. Bruffel
Notary Public for Oregon

My commission expires: 6/12/92

(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

(FORM No. 081)

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

Grantor

SPACE RESERVED
FOR
RECORDER'S USE

Beneficiary

AFTER RECORDING RETURN TO

K.C.T.C.

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

EXHIBIT "A"

PARCEL 1:

A PARCEL OF LAND SITUATED IN PORTIONS OF VACATED BLOCKS 2, 3, 6, 7, 9 AND 10, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ELDORADO BOULEVARD AND THE NORTHWEST RIGHT OF WAY LINE OF SLOAN STREET; THENCE SOUTH 38 DEGREES 16' 30" WEST ALONG SAID RIGHT OF WAY LINE OF SLOAN STREET, A DISTANCE OF 576.60 FEET TO THE SOUTH RIGHT OF WAY LINE OF DAHLIA STREET; THENCE NORTH 51 DEGREES 43' 30" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 38 DEGREES 16' 30" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 51 DEGREES 43' 30" WEST A DISTANCE OF 175.00 FEET; THENCE NORTH 38 DEGREES 16' 30" EAST A DISTANCE OF 668.38 FEET, TO A POINT ON A SOUTHERLY RIGHT OF WAY LINE OF ELDORADO BOULEVARD; THENCE SOUTHEASTERLY ALONG THE ARC OF A 8 DEGREE 28' 30" CURVE TO THE RIGHT, A DISTANCE OF 200.77 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOT 2, BLOCK 10, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, ACCEPTING THEREFROM THE SOUTHEASTERLY 19 FEET, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

TOM W FREY AND CHERI A FREY

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 2nd day
of Jan. A.D., 19 90 at 4:37 o'clock P M., and duly recorded in Vol. M90
of Mortgages on Page 83
By Evelyn Biehn County Clerk
Pauline Mulholland

FEE \$18.00