



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 none

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 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, California  
County of Los Angeles  
This instrument was acknowledged before me on February 9, 1990 by Mark Pettus and Judith Ann Morris

STATE OF OREGON  
County of Klamath  
This instrument was acknowledged before me on February 9, 1990 by Mark Pettus and Judith Ann Morris



Notary Public for Oregon  
My commission expires 4-10-92

Notary Public for Oregon  
My commission expires

REQUEST FOR FULL RECONVOYANCE

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: February 9, 1990

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. (881) BIST TRUSTS  
STEVENS-NESS LAW PUBL. CO., PORTLAND, ORE.

Mark Pettus  
14015 S. Broadway P.O. Box  
Gardena, CA 90248  
Grantor  
David B. Wigon  
2660 Round Lake Road  
Klamath Falls, OR 97601  
Beneficiary

AFTER RECORDING RETURN TO  
MOUNTAIN TITLE COMPANY  
(collection) WLO 45303

ON FILE IN THE OFFICE OF  
A ADDITION TO THE CITY OF K  
1/5/72  
SPACE RESERVED  
FOR  
RECORDER'S USE  
SUN OF Klamath County  
Fee \$13.00

STATE OF OREGON,  
County of Klamath } ss.  
I certify that the within instrument  
was received for record on the 28th day  
of Feb., 1990,  
at 9:09 o'clock A.M., and recorded  
in book/reel/volume No. M90 on  
page 3776 or as fee/file/instru-  
ment/microfilm/reception No. 11811,  
Record of Mortgages of said County.  
Witness my hand and seal of  
County affixed.  
Evelyn Biehn, County Clerk  
By Pauline Muller, Deputy