



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, 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:** Before, 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.

STATE OF California  
 County of Los Angeles  
 Personally appeared the above named David Neal, 1990, who, each being first 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.

Before me, Harold Asbury, Notary Public for California, My commission expires July 16, 1990.  
 Before me, Notary Public for Oregon, My commission expires.

OFFICIAL SEAL  
 HAROLD ASBURY  
 Notary Public California  
 Principal Office In  
 Los Angeles County  
 My Comm. Exp. July 16, 1990

REQUEST FOR FULL RECONVEYANCE  
 to be used only when obligations have been paid.  
 The undersigned is the last 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. 88-11200-000)  
 STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

TRUSTEE: Convey

GRANTOR: Grantor

BENEFICIARY: Beneficiary

AFTER RECORDING, RETURN TO:  
 Ojavan Investors Inc.  
 6253 Hollywood Blvd. #614  
 Los Angeles, Ca. 90028

STATE OF OREGON,  
 County of Klamath } ss.  
 I certify that the within instrument was received for record on the 2nd day of March, 1990, at 3:04 o'clock P.M., and recorded in book/reel/volume No. M90 on page 4045 or as document/fee/file/instrument/microfilm No. 11955. Record of Mortgages of said County.

Witness my hand and seal of County affixed.  
 Evalyn Biehn, County Clerk  
 NAME TITLE  
 By David A. Miller Deputy

13021 DEED  
 Fee \$13.00