

Vol. m90 Page - 4185

WILBERT E. KONRAD and PHYLLIS J. KONRAD, Husband and Wife

WITNESSETH:

CODE 105 MAP 4008-600 TL 800

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

4390

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 Trust Deed in favor of Klamath First Federal Savings & Loan Association recorded February 23, 1983 in Book M-83 at Page 2800.

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.

Donald L. Pate
DONALD L. PATE
Mary L. Pate
MARY L. PATE

STATE OF OREGON,
County of Klamath

STATE OF OREGON,
County of _____

This instrument was acknowledged before me on March 4, 1983, by Donald L. Pate and Mary L. Pate.

This instrument was acknowledged before me on 19____, by _____

Notary Public for Oregon
(SEAL) My commission expires March 4, 92

Notary Public for Oregon
(SEAL) My commission expires _____

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____

PERSON DESCRIBED ABOVE
Klamath First Federal Savings & Loan Association
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.
THIS TRUST DEED IS A VALID INSTRUMENT WHICH DEED AND IS BEING RECORDED

TRUST DEED (FORM No. 681) STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.		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.	
Grantor		NAME _____ TITLE _____	
Beneficiary		By _____ Deputy	
AFTER RECORDING RETURN TO Klamath First Federal 540 Main St. Klamath Falls, Or. 97601		AMOUNT DEED	

EXHIBIT "A"

THIS TRUST DEED IS AN "ALL INCLUSIVE TRUST DEED" AND IS SECOND AND SUBORDINATE TO A CERTAIN TRUST DEED, IN FAVOR OF KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION, THAT WAS RECORDED IN KLAMATH COUNTY FEBRUARY 23, 1983 IN BOOK M-83 AT PAGE 2800. WILBERT E. KONRAD AND PHYLLIS J. KONRAD, BENEFICIARIES HEREIN, AGREE TO PAY, WHEN DUE, ALL PAYMENTS DUE UPON THE NOTE THAT IS SECURED BY THE ABOVE REFERENCED TRUST DEED, AND WILL SAVE GRANTOR HEREIN, DONALD L. PATE AND MARY L. PATE, HARMLESS THEREFROM. SHOULD THE SAID BENEFICIARIES DEFAULT IN MAKING ANY PAYMENTS DUE UPON SAID NOTE AND TRUST DEED, GRANTOR HEREIN MAY MAKE SAID DELINQUENT PAYMENTS AND ANY SUMS SO PAID BY GRANTOR HEREIN SHALL THEN BE CREDITED UPON THE SUMS NEXT TO BECOME DUE UPON THE NOTE SECURED BY THIS TRUST DEED.

Wilbert E. Konrad
WILBERT E. KONRAD
Donald L. Pate
DONALD L. PATE

Phyllis J. Konrad
PHYLLIS J. KONRAD
Mary L. Pate
MARY L. PATE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day
of March A.D., 19 90 at 11:11 o'clock A.M., and duly recorded in Vol. M90
of Mortgages on Page 4185.

FEE \$18.00

Evelyn Biehn County Clerk

By Paulene Mulendore