

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 Mortgage recorded August 31, 1989, in Volume M89, page 16369, Microfilm Records of Klamath County, Oregon, in favor of South Valley State Bank which Beneficiary herein agrees to continue to pay and hold the Grantors named herein harmless therefrom 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 or 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 Shivers-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 acknowledgement opposite.)

STATE OF OREGON,

County of Klamath

This instrument was acknowledged before me on March 12, 1990, by

RALPH LOPEZ and ROSIE LOPEZ

Sandra L. Burba

(SEAL)

Notary Public for Oregon

STATE OF OREGON,

County of

This instrument was acknowledged before me on 19 by

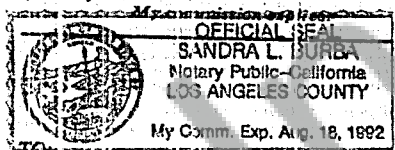
as

of

Notary Public for Oregon

My commission expires:

(SEAL)



REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

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. 881)

SHIVERS-NESS LAY, PUB. CO., PORTLAND, ORE.

RALPH LOPEZ and ROSIE LOPEZ
9619 S. Ahman Avenue
Shittier, CA 90604

Grantor

BENNETT G. BROWN and JANICE I. BROWN

Beneficiary

AFTER RECORDING RETURN TO
MOUNTAIN TITLE COMPANY OF
KLAMATH COUNTY

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

EXHIBIT "A"

4837

A tract of land situated in Lot 4, JUNCTION ACRES, 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 Southwesterly corner of Parcel 2 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, North 71 degrees 16' 48" West, 353.51 feet from the Southeasterly corner of said Lot 4; thence North 71 degrees 16' 48" West, along said Southerly lot line, 131.23 feet; thence North 10 degrees 00' 00" East, 347.80 feet; thence South 82 degrees 39' 00" East, 112.57 feet to the Westerly line of said Parcel 2; thence South 07 degrees 21' 00" West 373.30 feet, with bearings based on Survey No. 4824, as filed with the Klamath County Surveyor.

Tax Account No: 3910 007AO 00500 (with other property)

This Trust Deed is an All-Inclusive Trust Deed and is second and subordinate to the Mortgage now of record dated August 28, 1989, and recorded August 31, 1989, in Volume M89, page 16369, Microfilm Records of Klamath County, Oregon, in favor of South Valley State Bank, as Mortgagee, which secures the payment of a Note therein mentioned.

BENNETT G. BROWN and JANICE I. BROWN, husband and wife, Beneficiary herein agrees to pay, when due, all payments due upon the said Promissory Note in favor of South Valley State Bank, and will save Grantors herein, RALPH LOPEZ and ROSIE LOPEZ, husband and wife, harmless therefrom.

Should the said Beneficiary herein default in making any payments due upon said prior Note and Mortgage, 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.

Grantors named herein shall be responsible to pay real property taxes and fire insurance premiums when due. Paid receipts of these items shall be forwarded to the Beneficiary when paid each year.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of March A.D., 19 90 at 3:36 o'clock P M., and duly recorded in Vol. M90
of Mortgages on Page 4835

FEE \$18.00

Evelyn Biehn County Clerk

By Pauline Muller