

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) for an individual, or (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.

X *John R. Cogar*
JOHN R. COGAR
X *Cathy S. Cogar*
CATHY S. COGAR

(If the signer of the above is a corporation, use the form of acknowledgement opposite.)

STATE OF OREGON, }
County of KLAMATH } ss.

STATE OF OREGON, }
County of } ss.

This instrument was acknowledged before me on
March 29 1990 by
John R. Cogar and Cathy S. Cogar

This instrument was acknowledged before me on
19... by
as

Debra L. West
DEBRA L. WEST
Notary Public for Oregon
(SEAL) My commission expires: *9-2-90*

Notary Public for Oregon
My commission expires: (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 THIS NOTE which it secures. Each must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED

(FORM No. 881)

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

JOHN R. COGAR

CATHY S. COGAR

Grantor

SOUTH VALLEY STATE BANK

Beneficiary

SPACE RESERVED
FOR
RECORDER'S USE

AFTER RECORDING RETURN TO
SOUTH VALLEY STATE BANK
801 MAIN STREET
KLAMATH FALLS, OR 97601

Fee \$13.00

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of April, 1990, at 2:30 o'clock P.M., and recorded in book/reel/volume No. M90 on page 6173 or as fee/file/instrument/microfilm/reception No. 13132, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Debra L. West* Deputy