

## TRUST DEED

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**WITNESSETH:**

The West ½ of Lot 1, Block 6, FAIRVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No. 3809-29DB-4300

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.

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is law-fully seized in fee simple of said described real property and has a valid, unencumbered title thereto EXCEPT for prior TrustDeed in favor of First National Bank recorded in Volume M78, page 5174 Microfilm Records of Klamath County, Oregon, which buyers herein agree to assume and pay 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 other person, or 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 pledgees, 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.

Todd J. Embree  
Remi L. Embree

STATE OF OREGON,  
County of Klamath

STATE OF OREGON,  
County of

This instrument was acknowledged before me on 5/16/1990 by Todd J. Embree & Remi L. Embree

This instrument was acknowledged before me on 19 by as of

Notary Public for Oregon  
PAMELA J. SPENCER  
My Commission Expires 8/16/92

Notary Public for Oregon  
My commission expires:

TO HAVE AND TO HOLD unto the said Beneficiary, Trustees, 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

Beneficiary  
I certify that the within instrument was received for record on the 21st day of May, 1990, at 9:59 o'clock A.M., and recorded in book/reel/volume No. N90 on page 9786 or as fee/tile/instrument/microfilm/reception No. 15083  
Record of Mortgages of said County.  
Witness my hand and seal of County affixed.  
Evelyn Biehn, County Clerk  
By Pauline Muller, Deputy

TRUST DEED  
(FORM No. 681)  
ANTHONY-NESS, LAW, P.C., PORTLAND, OREGON  
Todd J. & Remi L. Embree  
1443 Worden Ave  
Klamath Falls, OR 97601  
Grantor  
Leeroy D. Salsberry & Leona Salsberry  
727 Willowdale Dr  
PRINEVILLE OR 97671  
Beneficiary  
AFTER RECORDING RETURN TO:  
MOUNTAIN TITLE COMPANY

SPACE RESERVED  
FOR  
RECORDER'S USE