

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 none

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.

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



OFFICIAL SEAL
JUDY MC CALL
Notary Public-California
SOLANO COUNTY

STATE OF ~~CALIFORNIA~~ CALIFORNIA

County of Solano

This instrument was acknowledged before me on
July 3, 1990, by

ROY E. NELSON and SONIA J. NELSON

Judy McCall
(SEAL)

Notary Public for ~~CALIFORNIA~~

My commission expires:

/California

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 THE NOTE which it secures. Both 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.

ROY E. NELSON and SONIA J. NELSON
1819 Nantucket Place
Fairfield, CA 94533

Grantor

PIERCE R. RYAN and MARY F. RYAN
3496 Foothill Rd.
Medford, OR 97504

Beneficiary

AFTER RECORDING RETURN TO
MOUNTAIN TITLE COMPANY OF
KLAMATH COUNTY

13356

SPACE RESERVED
FOR
RECORDER'S USE

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.

NAME

TITLE

By _____ Deputy

13357

A tract of land situated in Lot 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence North 89 degrees 42' 15" East along the North line of said Section 15, 400.0 feet; thence South 62.42 feet; thence South 50 degrees 43' 50" East 413.00 feet to the true point of beginning of this description; thence South 39 degrees 16' 10" West 398.65 feet to a point on the Northeasterly bank of the Williamson River; thence North 50 degrees 08' 20" West 103.55 feet; thence North 56 degrees 00' West 6.50 feet; thence North 39 degrees 16' 10" East 398.20 feet; thence South 50 degrees 43' 50" East 110.0 feet to the true point of beginning of this description.

Tax Account No: 3407 015BB 01000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 6th day
of July A.D., 19 90 at 3:23 o'clock P.M., and duly recorded in Vol. M90
of Mortgages on Page 13355.

FEE \$18.00

EVELYN BIEHN - County Clerk

By Rubene Mulendore