

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.)

STATE OF OREGON,

County of Klamath

This instrument was acknowledged before me on
August 1, 1990, by

DARLE E. HELMERS and ROSE M. HELMERS

(SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

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.

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.

DARLE E. HELMERS & ROSE M. HELMERS

2200 Sigan
Klamath Falls, OR 97601

Grantor

JAMES T. & CHARLOTTE WELCH

5206 Mazama Dr.

Klamath Falls, OR 97603

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

15404

MTC NO: 23944-K

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies North 89 degrees 49' West a distance of 489.5 feet along the quarter line and South 6 degrees 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1740.6 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence: Continuing South 6 degrees 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet to a point; thence North 89 degrees 49' West parallel to the above mentioned quarter line a distance of 674.54 feet to a point on the Easterly right of way line of the new location of the Dalles-California Highway; thence in a Northwesterly direction following the Easterly right of way line of the new Highway location a distance of 182.98 feet to a point; thence South 89 degrees 49' East parallel to the above mentioned quarter line a distance of 731.54 feet, more or less, to the point of beginning, in the S1/2 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3809 007C0 03300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day
of Aug. A.D., 19 90 at 9:08 o'clock A.M., and duly recorded in Vol. M90
of Mortgages on Page 15402

FEE \$18.00

Evelyn Biehn County Clerk

By Arthur Mullendore