

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) 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

March 20, 1990, by

MARLIN D. TOWNE

SHARON A. TOWNE

(SEAL)

Notary Public for Oregon

My commission expires:

3-22-93

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:

March 19, 1990

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.

COB TRUST DEED

(FORM No. 881)

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

DATE OF RECORDING _____

BOOK _____

CHARGE _____

RECORDED _____

RECORDED _____

RECORDED _____

RECORDED _____

RECORDED _____

RECORDED _____

RECORDED _____

RECORDED _____

RECORDED _____

RECORDED _____

RECORDED _____

RECORDED _____

RECORDED _____

RECORDED _____

RECORDED _____

RECORDED _____

RECORDED _____

IF YOU

ARE

THE

GRANTOR

OR

THE

GRANTOR'S

HEIR

OR

THE

GRANTOR'S

HEIR

OR

THE

GRANTOR'S

HEIR

OR

THE

GRANTOR'S

HEIR

OR

THE

GRANTOR'S

HEIR

IF YOU

ARE

THE

GRANTOR

OR

THE

GRANTOR'S

HEIR

OR

THE

GRANTOR'S

HEIR

OR

THE

GRANTOR'S

HEIR

OR

THE

GRANTOR'S

HEIR

OR

THE

GRANTOR'S

HEIR

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"

This Trust Deed is an "All-Inclusive Trust Deed" and is second and inferior to a First Deed dated January 5, 1978 and recorded January 6, 1978, in Book M-78 at page 302, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary, which secures the payment of Note therein mentioned. John W. Stansberry, the beneficiary herein agrees to pay, when due, all payments due upon the said Note in favor of Klamath First Federal Savings and Loan Association and will save Grantor herein, Marlin D. Towne and Linda A. Towne, harmless therefrom. Should the said Beneficiary herein default in making any payment due upon said prior Note and Trust Deed 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



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day
of Aug. A.D., 19 90 at 10:56 o'clock A.M., and duly recorded in Vol. M90,
of Mortgages on Page 16756.

FEE \$18.00

Evelyn Biehn - County Clerk

By Pauline Mulendare