



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 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 returned to him, 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 sester, 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: Sellers, by filling 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 Trust-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures for this purpose use Standard-Form Form No. 1219, or equivalent. If compliance with the Act is not required, disregard this notice.

(If the name of the above is a corporation, use the title of authorized person opposite.)

STATE OF OREGON,

County of Klamath

This instrument was acknowledged before me on \_\_\_\_\_ 19\_\_\_\_ by Kenneth L. Jaspersen, Lorna C. Jaspersen, and Lawrence C. Jaspersen, Jr.

*Thomas H. Hinchey*  
Notary Public for Oregon  
My commission expires 2-12-91

STATE OF OREGON,

County of \_\_\_\_\_ ss.

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. 281)

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

JASPERSEN ET AL

Grantor

SOUTH VALLEY STATE BANK

Beneficiary

AFTER RECORDING RETURN TO

SOUTH VALLEY STATE BANK  
301 MAIN STREET  
KLAMATH FALLS OR 97601

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

EXHIBIT "D"  
VESTING

KENNETH L. JESPERSEN, LORNA C. JESPERSEN, LAWRENCE C. JESPERSEN, JR.  
and V. MAUREEN JESPERSEN  
each as to an undivided 1/4 interest  
all as tenants in common  
as to Parcels 1, 2, and 3

LAWRENCE C. JESPERSEN, JR. and V. MAUREEN JESPERSEN,  
husband and wife  
as to an undivided 1/2 interest  
and

KENNETH L. JESPERSEN and LORNA C. JESPERSEN  
as tenants in common  
as to an undivided 1/2 interest  
all as tenants in common  
as to Parcels 4, 5, and 6

KENNETH L. JESPERSEN and LORNA C. JESPERSEN,  
husband and wife,  
as to an undivided 1/2 interest  
and

LAWRENCE C. JESPERSEN, JR and V. MAUREEN JESPERSEN,  
as tenants in common  
as to an undivided 1/2 interest  
all as tenants in common  
as to Parcels 8 and 9.

*[Handwritten signatures and initials]*  
R. M. J.

EXHIBIT "E"  
LEGAL DESCRIPTION

## PARCEL 1:

A tract of land situated in Section 33, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of said Section 33 from which the Southeast corner of the Section bears South 00 degrees 02' 28" West 1320.00 feet; thence North 00 degrees 02' 28" East along said East line 510.00 feet; thence, leaving said East line, West 350.10 feet, thence North 1216.35 feet to a point on the Southerly right of way line of the Klamath Falls-Lakeview Highway; thence Westerly along said right of way line 442.12 feet to a 5/8" iron pin; thence leaving said right of way line, South 1607.06 feet, thence East 774.03 feet to the point of beginning.

Tax Account No: 3811 V3300 01300

3811 V3300 01700

## PARCEL 2:

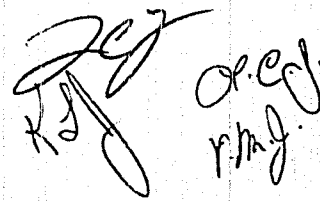
A tract of land situated in Section 33, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Section 33, thence from said point of beginning South 09 degrees 53' 17" West along the South line of said Section 33, 1328.29 feet to the Southwest corner of the SE1/4 SE1/4 of said Section 33; thence North 00 degrees 13' 15" East along the West line of said SE1/4 SE1/4 713.00 feet; thence South 85 degrees 14' 24" East, 1330.45 feet to the East line of said Section 33; thence South 00 degrees 02' 28" West along the East line of said Section 33, 600.00 feet to the point of beginning.

Tax Account No: 3811 V3300 01900

## PARCEL 3:

A tract of land situated in Section 33, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

JESPERSEN, ET AL  
PAGE 1 OF 3Handwritten signatures and initials in the bottom right corner. One signature appears to be 'J. J.' and another 'D. G. J.' with 'r.m.g.' written below it.

## EXHIBIT "E"

Beginning at a point on the East line of said Section 33, from which the Southeast corner of said Section 33 bears South 00 degrees 02' 28" West, 600.00 feet; thence from said point of beginning North 85 degrees 14' 24" West, 1320.45 feet to the point on the West line of the SE1/4 of the SE1/4 of said Section 33; thence North 00 degrees 13' 15" East along the West line of said SE1/4 SE1/4, 609.60 feet; thence East 1174.03 feet to the East line of said Section 33; thence South 00 degrees 02' 28" West along said East line of Section 33, 720.00 feet to the point of beginning.

Tax Account No. 3811 V3300 01800

## PARCEL 4:

A tract of land situated in Section 4, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at the Northwest corner of said Section 4; thence running North 89 degrees 42' 27" East 1326.47 feet to the Northwest corner of Government Lot 3 and the true point of beginning; thence continuing North 89 degrees 42' 27" East, 446.46 feet; thence South 00 degrees 05' 15" West 1243.83 feet; thence North 89 degrees 46' 44" West, 442.84 feet; thence North 00 degrees 04' 43" West 1239.85 feet to the true point of beginning.

Tax Account No. 3911 V0000 01600  
(portion)

## PARCEL 5:

A tract of land situated in Section 4, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at the Northwest corner of said Section 4; thence running North 89 degrees 42' 27" East 1772.93 feet to the true point of beginning; thence continuing North 89 degrees 42' 27" East, 440.00 feet; thence South 00 degrees 05' 15" West 1247.77 feet; thence North 89 degrees 46' 44" West, 440.00 feet; thence North 00 degrees 05' 15" East 1243.83 feet to the true point of beginning.

Tax Account No. 3911 V0000 01600  
(portion)

## PARCEL 6:

A tract of land situated in Section 4, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon and more particularly described as follows:

## EXHIBIT "E"

Beginning at the Northwest corner of said Section 4; thence running North 89 degrees 42' 27" East 2212.93 feet to the true point of beginning; thence continuing North 89 degrees 42' 27" East, 440.00 feet; thence South 00 degrees 05' 15" West 1251.72 feet; thence South 00 degrees 46' 44" East 440 feet; thence North 00 degrees 05' 15" East 1247.77 feet to the true point of beginning.

Tax Account No: 3900 V0000 01600  
(Portion)

## PARCEL 8:

A tract of land situated in Section 4, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at the Northeast corner of said Section 4; thence running South 89 degrees 53' 17" West 1776.38 feet to the true point of beginning; thence South 00 degrees 05' 15" West 1258.28 feet; thence North 89 degrees 41' 06" West 440 feet; thence North 00 degrees 05' 15" East 1255.00 feet; thence North 89 degrees 53' 17" East 440.00 feet to the true point of beginning.

Tax Account No: 3911 V0000 01500  
(portion)

## PARCEL 9:

A tract of land situated in Section 4, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at the Northeast corner of said Section 4; thence running South 89 degrees 53' 17" West 2216.38 feet to the true point of beginning; thence South 00 degrees 05' 15" West 1255 feet; thence North 89 degrees 41' 06" West 440.00 feet; thence North 00 degrees 05' 15" East 1251.72 feet; thence North 89 degrees 53' 17" East 440.00 feet to the true point of beginning.

Tax Account No: 3911 V0000 01500  
(portion)

JESPERSEN ET AL  
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day  
of Oct. A.D. 19 90 at 12:03 o'clock P M., and duly recorded in Vol. M90  
of Portgages on Page 20652

FEE \$33.00

Evelyn Biehn - County Clerk

By Quinn Mullins