

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:
(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.

Richard M. Kowalis, Partner

William S. Oppelt, Partner

EKO INVESTMENTS, a partnership

Lewis E. Erbes, Partner

Betty J. Kowalis, Partner

Florence R. Oppelt, Partner

STATE OF OREGON, County of Klamath, ss. June 6, 1991.

This instrument was acknowledged before me on June 6, 1991, by Lewis E. Erbes, Betty J. Kowalis, William S. Oppelt, and Florence R. Oppelt.

This instrument was acknowledged before me on June 6, 1991, by Lewis E. Erbes, Betty J. Kowalis, William S. Oppelt, and Florence R. Oppelt.

as of

State of Oregon

County of Klamath

June 6, 1991

LEWIS E. ERBES, RICHARD M. KOWALIS, BETTY JEAN

Personally appeared the above named KOWALIS, WILLIAM S. OPPELT, & FLORENE R. OPPELT** and acknowledged the foregoing instrument to be their voluntary act and deed. **all Partners of the EKO Investments, a Partnership

WITNESS My hand and official seal.

Kristin L. Redd

Notary Public for Oregon

My Commission expires: 11/16/91

(seal)

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.

EKO INVESTMENTS a partnership
4500 CANNON AVE. APT. 82 ATTEN: OFFICE
KLAMATH FALLS, OR 97603

Grantor

RICHARD M. KOWALIS and BETTY J. KOWALIS
P.O. BOX 371
LAKESIDE, OR 97449

Beneficiary

SPACE RESERVED
FOR
RECORDER'S USE

AFTER RECORDING RETURN TO
MOUNTAIN TITLE COMPANY
OF KLAMATH COUNTY

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1991, 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

10664

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The North 57 feet of Lots 3 thru 6 inclusive, Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Cannon Street lying adjacent to said lots which inurred thereto, and the Southerly 40 feet of Lots 1, 2, 3, and 4 and the Southerly 83 feet of Lots 5 and 6, all in Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

The North 100 feet of Lots 1 and 2, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Cannon Street, lying adjacent to said Lots, which inurred thereto.

PARCEL 3:

The Southerly 43 feet of the Northerly 100 feet of Lots 3 and 4, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 6th day
of June A.D., 19 91 at 2:25 o'clock PM., and duly recorded in Vol. M91
of Mortgages on Page 10662.

FEE \$18.00

Evelyn Biehn . County Clerk

By Pauline Mullins