

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 Trust Deed recorded July 18, 1977 in Volume M77, page 12700, Microfilm Records of Klamath County, Oregon in favor of Klamath First Federal Savings and Loan Association, Klamath Falls, Oregon, as Beneficiary and that he will warrant and forever defend the same against all persons whomsoever.

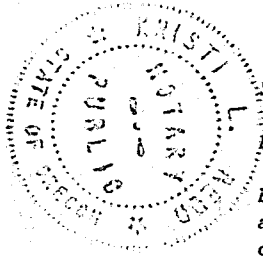
The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:
(a)* primarily for grantor's personal, family or household purposes (see Important Notice below).
(b) for an organization, or (even if grantor is a natural person) are for business or commercial 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.

Frank B. Marshall
FRANK B. MARSHALL
Mildred E. Marshall
MILDRED E. MARSHALL



STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on October 10, 1991,
by FRANK B. MARSHALL and MILDRED E. MARSHALL
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/97

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.

FRANK B. MARSHALL and MILDRED E. MARSHALL
730 DOTY ST.
KLAMATH FALLS, OR 97601

Grantor

BRUCE L. GUSTAFSON and ALEXIS GUSTAFSON
957 TRAVIS AVE.
EUGENE, OR 97404

Beneficiary

AFTER RECORDING RETURN TO
MOUNTAIN TITLE COMPANY
OF KLAMATH COUNTY

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
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/instru-
ment/microfilm/reception No. _____,
Record of Mortgages of said County.
Witness my hand and seal of
County affixed.

NAME _____ TITLE _____
By _____ Deputy

This Trust Deed is an All Inclusive Trust Deed and is second and subordinate to the Trust Deed now of record which was recorded on 07/18/77, in Volume M77, Page 12700, Microfilm Records of Klamath County, Oregon, in favor of KLAMATH FIRST FEDERAL SAVINGS & LOAN, as Beneficiary, which secures the payment of a Note therein mentioned.

The Beneficiary, named herein, agrees to pay, when due, all payments due upon the said Promissory Note recorded in favor of KLAMATH FIRST FEDERAL SAVINGS & LOAN, and will save the Grantors herein harmless therefrom.

Should the said Beneficiary herein default in making any payments due upon said prior Note and Trust Deed, Grantor herein may make said delinquent payments and any sums so paid by the Grantor herein shall then be credited upon the sums next to become due upon the Note secured by this Trust Deed.

The Beneficiary shall pay the real property taxes each year, beginning with the 1991-1992 fiscal year, and the Grantor shall reimburse Beneficiary directly each year when Beneficiary presents Grantor with paid real property taxes receipt until such time as the underlying Klamath First Federal Savings & Loan Trust Deed & Note is paid in full, then Grantors shall pay real property taxes on their own as set forth in this Trust Deed and Note mentioned herein.

MTC NO: 26375-KR

EXHIBIT A
LEGAL DESCRIPTION

The following described property, situated in Klamath County, Oregon,
to wit:

Beginning at a point on the Southerly line of Doty Street 46 feet East of the Northwest corner of Lot 3 in Block 7 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, running thence East 40 feet along the line of said Doty Street; thence South and parallel to the Easterly line of Lot 2 in Block 7 aforesaid 110 feet to the South line of Block 2, aforesaid; thence West along the South line of Blocks 2 and 3, aforesaid, a distance of 40 feet; thence North and parallel to the East line of said Lot 3 a distance of 110 feet to the place of beginning, being the Easterly 6 feet of Lot 3 and the Westerly 34 feet of Lot 2 both in Block 7 of FIRST ADDITION to the City of Klamath Falls.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day
of Oct. A.D., 19 91 at 3:35 o'clock P M., and duly recorded in Vol. M91,
of Mortgages on Page 21253.

FEE \$23.00

Evelyn Biehn - County Clerk

By Pauline M. Mendenhall