

36563

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AFTER RECORDING:

JACKSON COUNTY FEDERAL BANK
1225 CRATER LAKE AVENUE
MEDFORD, OR 97504

MTC 25891

69091060

[Space Above This Line For Recording Data]

State of Oregon

DEED OF TRUST

FHA Case No.

431-2610783-729

THIS DEED OF TRUST ("Security Instrument") is made on October 24, 1991. The Grantor is

Daniel T. Golden and Carol A. Bassett, husband and wife

("Borrower"). The trustee is Mountain Title Company of Klamath County

("Trustee"). The beneficiary is Jackson County Federal Bank, a Federal Savings Bank

which is organized and existing under the laws of the State of Oregon
address is 1225 Crater Lake Avenue, Medford, OR 97504

and whose

Eighty Five Thousand Eight Hundred Forty Two and No/100-----
("Lender"). Borrower owes Lender the principal sum of

Dollars (U.S. \$ 85,842.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on November 1, 2021. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 6 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Klamath County, Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

which has the address of
Oregon 97603

19497 N. Poe Valley Road

[Zip Code] ("Property Address");

Klamath Falls

[Street, City],

FHA Oregon Deed of Trust - 2/91

VMP 4R(OR) (9103)

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VMP MORTGAGE FORMS - (313)293-8100 - (800)521-7291

MTC NO: 25891-IH

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situated in the North 1/2 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, also being described as Lot 8 of Parcel No.1 of Survey 1447 and more particularly described as follows:

Beginning at the Northeast corner of said Section 20; thence South 00 degrees 41' 55" East along the East line of said Section 20 a distance of 1840.14 feet; thence West 1413.96 feet; thence North 60 degrees 21' 40" West 623.63 feet to the true point of beginning; thence continuing North 60 degrees 21' 40" West 303.35 feet; thence South 29 degrees 38' 20" West 750 feet to the country road right of way; thence South 60 degrees 21' 40" East 215.69 feet to the beginning of a curve to the right with a radius of 1309.32 feet and a central angle of 3 degrees 50' 19" for a distance of 87.72 feet; thence North 29 degrees 38' 20" East a distance of 752.93 feet to the true point of beginning.

TOGETHER WITH a perpetual non-exclusive easement to be appurtenant to and for the benefit of the above described premises to provide access to and from the County Road and for utilities over and across a strip of land 60 feet wide, the South line of which is bounded by the North line of the United States E. Canal, saving and reserving a like perpetual non-exclusive easement in said 60 foot strip of land to be appurtenant and for the benefit of each and all of the other parcels shown in said Survey 1447.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day
of Oct. A.D., 19 91 at 10:05 o'clock AM., and duly recorded in Vol. M91,
of Deeds on Page 22377.

FEE \$33.00

Evelyn Biehn . County Clerk

By Pauline M. Minkler