

NE

36645

SPECIAL WARRANTY DEED

Vol. 991 Page 22530

KNOW ALL MEN BY THESE PRESENTS, That

SPECTRUM Properties, Inc., an Oregon Corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ronald D. Frye and Glenna D. Frye hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 5 and 6, Block 2, Tract 1152, NORTH HILLS, in the City of Klamath Falls, in the County of Klamath, State of Oregon.

CODE 63 MAP 3809-35AD TL 2200
CODE 63 MAP 3809-35AD TL 2300

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00

However, the actual consideration consists of or includes other property or value given or promised by the grantor to the grantee (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument on October 24th, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by its board of directors.

SPECTRUM Properties, Inc.

BY:

Harold Hand, Assistant Vice President

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on , 19 ,

by This instrument was acknowledged before me on October 24th, 1991,

by Harold Hand

as Assistant Vice President

of SPECTRUM Properties, Inc.



OFFICIAL SEAL
JANELLA L. HARPER
NOTARY PUBLIC-OREGON
COMMISSION NO. 000957
MY COMMISSION EXPIRES AUG. 9, 1994

My commission expires August 9, 1994

SPECTRUM Properties, Inc.
111 S.W. Fifth Avenue, Suite 850
Portland, Oregon 97204

GRANTOR'S NAME AND ADDRESS

Ronald D. Frye and Glenna D. Frye

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald D. Frye and Glenna D. Frye

5520 Harbor Dr.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Ronald D. Frye and Glenna D. Frye

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of October, 1991, at 10:53 o'clock A.M., and recorded in book/reel/volume No. M91 on page 22530 or as fee/tile/instrument/microfilm/reception No. 36645 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.

NAME

TITLE

By Debra L. Mulholland Deputy

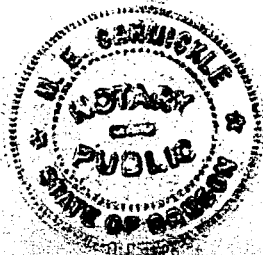
EXHIBIT "A" TO TRUST DEED

THIS TRUST DEED IS AN ALL-INCLUSIVE TRUST DEED AND IS SECOND AND SUBORDINATE TO A TRUST DEED RECORDED IN BOOK M-89 AT PAGE 9395 IN FAVOR OF GORDON HACKETT AND JAN HACKETT, HUSBAND AND WIFE AS BENEFICIARY/MORTGAGEE, WHICH SECURES THE PAYMENT OF A NOTE THEREIN MENTIONED. DALE CARILE AND BOBBIE CARLILE, HUSBAND AND WIFE, THE BENEFICIARY(IES) HEREIN, AGREE TO PAY, WHEN DUE, ALL PAYMENTS DUE UPON THE SAID NOTE IN FAVOR OF GORDON HACKETT AND JAN HACKETT, HUSBAND AND WIFE AND WILL SAVE GRANTOR(S) HEREIN, VERN JOHNSON AND MIKE MACFARLANE, HARMLESS THEREFROM. SHOULD THE SAID BENEFICIARY(IES) HEREIN DEFAULT IN MAKING THE PAYMENTS DUE UPON SAID PRIOR NOTE AND TRUST DEED, GRANTOR(S) HEREIN MAY MAKE SAID DELINQUENT PAYMENTS AND ANY SUMS SO PAID BY GRANTOR(S) HEREIN SHALL THEN BE CREDITED UPON THE SUMS NEXT TO BECOME DUE UPON THE NOTE WHICH IS SECURED BY THIS ALL-INCLUSIVE TRUST DEED.

DBM (INITIALS OF BENEFICIARY(IES))
DB (INITIALS OF GRANTOR(S))

State of Oregon:
 County of Klamath:

before me, a Notary Public in and for the State of Oregon, personally appeared Vern Johnson who signed the attached Trust Deed between Vern Johnson and Mike MacFarlane as Grantors and Aspen Title & Escrow as Trustee and Dale Carlile and Debbie Carlile, Husband & Wife as beneficiary, this 26th day of October 1991.



M. E. Carmickle

Notary Public
 My commission Expires 03/05/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 29th day
 of Oct. A.D. 19 91 at 10:53 o'clock A.M., and duly recorded in Vol. M91,
 of Mortgages on Page 22527.

FEE \$18.00

Evelyn Biehn . County Clerk
 By Dawn Mueller

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.

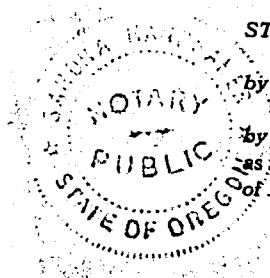
The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:
(a)* primarily for grantor's personal, family or household purposes (see Important Notice below),
(b) for an organization, or (even if grantor is a natural person) are for business or commercial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

Vern Johnson
VERN JOHNSON
Mike MacFarlane
MIKE MAC FARLANE



STATE OF OREGON, County of KLAMATH) ss.
This instrument was acknowledged before me on 10/25, 1991,
by Vern Johnson and Mike MacFarlane
This instrument was acknowledged before me on _____, 19____,
by _____
as _____

Linda Henderson
Notary Public for Oregon
My commission expires _____

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.

Grantor _____

Beneficiary _____

AFTER RECORDING RETURN TO
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

RECORD DEED

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/tile/instrument/microfilm/reception No. _____, Record of Mortgages of said County. Witness my hand and seal of County affixed.

By _____ Deputy