



36648

**Aspen**  
TITLE & ESCROW, INC.02037561  
WARRANTY DEEDVol. mg1 Page 22537AFTER RECORDING RETURN TO:  
FRANK THOMPSON AND DANA THOMPSONBox 989  
Chiloquin, OR 97624UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEJOHN F. DEBS AND ANN R. DEBS, husband and wife hereinafter  
called GRANTOR(S), convey(s) to FRANK THOMPSON AND DANA  
THOMPSON, husband and wife hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

## PARCEL 1:

A portion of Lot 36, LAKEWOOD HEIGHTS, in the County of Klamath,  
State of Oregon, described as follows:Beginning at the intersection of the Southerly line of said Lot  
36, and the Southwesterly boundary line of Secondary Highway No.  
421 in Lakewood Heights; thence Northwesterly along the  
Northeasterly line of said Lot 36 to the Northwesterly corner of  
said Lot 36; thence South 35 degrees 25' West along the  
Northwesterly line of Lot 36 a distance of 63.1 feet to the  
Southwest corner of Lot 36; thence South 64 degrees 46' East  
along the Southerly line of Lot 36 a distance of 42.03 feet;  
thence South 78 degrees 51' East 57.61 feet to a point; thence  
South 62 degrees 21' East a distance of 13.15 feet; thence South  
47 degrees 55' East a distance of 46.43 feet to a point on the  
Southerly line of said Lot 36; thence South 71 degrees 48' East  
along said Southerly line of Lot 36 to the point of beginning.

## PARCEL 2:

A portion of Section 23, Township 38 South, Range 8 East of the  
Willamette Meridian, and a portion of Lot 37, LAKEWOOD HEIGHTS,  
in the County of Klamath, State of Oregon, described as follows:Beginning at a point on the section line which marks the most  
Southeasterly corner of Lot 37, Lakewood Heights; thence North  
71 degrees 48' West 145.6 feet to a point; thence North 48  
degrees 33' West 48.17 feet to an iron pin; thence North 62  
degrees 21' West a distance of 13.15 feet; thence North 78  
degrees 51' West 57.61 feet to a point on the Southwesterly line  
of said Lot 37; thence North 64 degrees 46' East a distance of  
47.42 feet to a point on the Northwesterly line of Lot 36 if  
extended; thence South 35 degrees 25' West 140.51 feet more or  
less to a point on the Section line common to Sections 23 and  
26; thence following this section line South 89 degrees 57' East  
366.93 feet more or less to the point of beginning; being  
located in Section 23, Township 38 South, Range 8 East of the  
Willamette Meridian.

## PARCEL 3:

Beginning at a point on the Northeasterly right of way line of  
Secondary Highway No. 421, which lies South 89 degrees 57' East  
along the section line common to Sections 23 and 26, Township 38  
South, Range 8 East of the Willamette Meridian, a distance of  
83.98 feet, and North 44 degrees 21' West along the  
Northeasterly right of way line of Secondary Highway 421, a  
distance of 80.8 feet from the most Southeasterly corner of Lot  
37 of LAKEWOOD HEIGHTS, and running thence; continuing along the  
Northeasterly right of way line of Secondary Highway No. 421,

Continued on next page

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

Continued on next page

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## EXHIBIT "A" CONTINUED

## PARCEL 3:

Beginning at a point on the Northeasterly right of way line of Secondary Highway No. 421, which lies South 89 degrees 57' East along the section line common to Sections 23 and 26, Township 38 South, Range 8 East of the Willamette Meridian, a distance of 83.98 feet, and North 44 degrees 21' West along the Northeasterly right of way line of Secondary Highway 421, a distance of 80.8 feet from the most Southeasterly corner of Lot 37 of LAKEWOOD HEIGHTS, and running thence; continuing along the Northeasterly right of way line of Secondary Highway No. 421, on the arc of a 4 degree 52' 40" curve to the left a distance of 131.0 feet; thence on the arc of a 4 degree 52' 40" curve to the left (the long chord of this curve bears North 49 degrees 30' West a distance of 211.1 feet) a distance of 60 feet to the true point of beginning of the tract herein described; thence from the said true point of beginning, continuing in a Northwesterly direction along the Northerly line of Secondary Highway No. 421 to the point of intersection of said highway with the Easterly line of Lot 18, Marina Park; thence along the Easterly line of said Lot Northeasterly to the water line of Upper Klamath Lake; thence along the shoreline of said Lake Southeasterly to a point which is North 38 degrees 40' East from the point of beginning and which point is the Northwesterly corner of that tract described in Volume 269 at Page 176, Deed Records of Klamath County, Oregon; thence South 38 degrees 40' West to the point of beginning, in the County of Klamath, State of Oregon.

CODE 190 MAP 3808-23DC TL 1300  
 CODE 190 MAP 3808-23DC TL 2600  
 CODE 191 MAP 3808-23DC TL 2800

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 22533.

Evelyn Biehn - County Clerk

By Daniel Mullender

FEE \$23.00

## PARCEL 1:

A portion of Lot 36, LAKEWOOD HEIGHTS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the Southerly line of said Lot 36, and the Southwesterly boundary line of Secondary Highway No. 421 in Lakewood Heights; thence Northwesterly along the Northeasterly line of said Lot 36 to the Northwesterly corner of said Lot 36; thence South 35 degrees 25' West along the Northwesterly line of Lot 36 a distance of 63.1 feet to the Southwest corner of Lot 36; thence South 64 degrees 46' East along the Southerly line of Lot 36 a distance of 42.03 feet; thence South 78 degrees 51' East 57.61 feet to a point; thence South 62 degrees 21' East a distance of 13.15 feet; thence South 47 degrees 55' East a distance of 46.43 feet to a point on the Southerly line of said Lot 36; thence South 71 degrees 48' East along said Southerly line of Lot 36 to the point of beginning.

## PARCEL 2:

A portion of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, and a portion of Lot 37, LAKEWOOD HEIGHTS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the section line which marks the most Southeasterly corner of Lot 37, Lakewood Heights; thence North 71 degrees 48' West 145.6 feet to a point; thence North 48 degrees 33' West 48.17 feet to an iron pin; thence North 62 degrees 21' West a distance of 13.15 feet; thence North 78 degrees 51' West 57.61 feet to a point on the Southwesterly line of said Lot 37; thence North 64 degrees 46' East a distance of 47.42 feet to a point on the Northwesterly line of Lot 36 if extended; thence South 35 degrees 25' West 140.51 feet more or less to a point on the Section line common to Sections 23 and 26; thence following this section line South 89 degrees 57' East 366.93 feet more or less to the point of beginning; being located in Section 23, Township 38 South, Range 8 East of the Willamette Meridian.

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.

JOHN F. DEBS

ANN R. DEBS

CALIFORNIA  
STATE OF OREGON, County of ORANGE ss.

This instrument was acknowledged before me on 10-31, 1991,

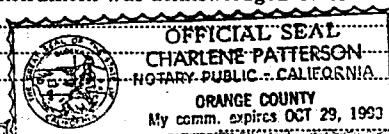
by John F. Debs and Ann R. Debs

This instrument was acknowledged before me on 10-31, 1991,

by

as

of



OFFICIAL SEAL  
CHARLENE PATTERSON  
NOTARY PUBLIC - CALIFORNIA  
ORANGE COUNTY  
My comm. expires OCT 29, 1993

My commission expires 10-29-93

Notary Public for Oregon  
CALIFORNIA

#### 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

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

AFTER RECORDING RETURN TO  
ASPEN Title & Escrow, Ins.

30911