

36809

Vol. m9 Page 22872

After recording please return to: Klamath First Federal  
540 Main Street  
Klamath Falls, OR 97601

[Space Above This Line For Recording Data]

## DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on October 23  
1991. The grantor is Tamra V. Rickbeil, Trust, Tamra V. Rickbeil, Trustee  
William L. Sisemore ("Borrower"). The trustee is KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION ("Trustee"). The beneficiary is  
under the laws of the United States of America, and whose address is 540 Main Street, Klamath Falls, OR 97601 ("Lender").  
Borrower owes Lender the principal sum of One hundred twenty-nine thousand six hundred dollars  
and no cents—Dollars (U.S. \$ 129,600.00). 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 15, 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 7 to protect the security of this  
Security Instrument; (c) the performance of Borrower's covenants and agreements under this Security Instrument and the  
Note; and (d) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to the  
paragraph below ("Future Advances"). FUTURE ADVANCES. Upon request to Borrower, Lender, at Lender's option prior  
to full reconveyance of the property by Trustee to Borrower, may make Future Advances to Borrower. Such Future Advances,  
with interest thereon, shall be secured by this Deed of Trust when evidenced by promissory notes stating that said notes are  
secured hereby. 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:

The following described real property situate in Klamath County, Oregon:

A tract of land situated in Government Lot 3, Section 1 and Government Lots 3 and  
4, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath  
County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the section line which lies West along the section line  
a distance of 1153.1 feet from the iron pin which marks the quarter section corner  
common to Sections 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian;  
thence North 50°40' West 210.2 feet to the true point of beginning; thence South  
18°30' West 67 feet; thence South 44°00' West 208.1 feet; thence South 47°06' East  
261 feet; thence North 35°41' East 124.5 feet; thence South 76°09' East 16 feet;  
thence North 17°45' East 33.8 feet; thence North 35°41' East 97.4 feet; thence North  
11°25' East 56.47 feet; thence North 50°57' West 234.76 feet; thence South 18°30'  
West 30 feet to the point of beginning.

Acct. #3808-1CC-600

Key #420912

"UNDER OREGON LAW, MOST AGREEMENTS, PROMISES AND COMMITMENTS MADE BY US AFTER THE  
EFFECTIVE DATE OF THIS ACT CONCERNING LOANS AND OTHER CREDIT EXTENSIONS WHICH ARE NOT  
FOR PERSONAL, FAMILY OR HOUSEHOLD PURPOSES OR SECURED SOLELY BY THE BORROWER'S RESIDENCE  
MUST BE IN WRITING, EXPRESS CONSIDERATION AND BE SIGNED BY US TO BE ENFORCEABLE."

which has the address of 1656 Cove Point Road, Klamath Falls  
[Street] [City]  
Oregon 97601 ("Property Address");  
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights,  
appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or  
hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the  
foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant  
and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants  
and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with  
limited variations by jurisdiction to constitute a uniform security instrument covering real property.