

36829

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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 25  
19 91. The grantor is Edward S. Rodgers and Ann Marie Rodgers  
Husband and Wife ("Borrower"). The trustee is  
William L. Sisemore ("Trustee"). The beneficiary is  
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, which is organized and existing  
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 Fifty-five thousand eight hundred dollars and no cents  
Dollars (U.S. \$ 55,800.00). 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 5, 2006. 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:

See Attached Exhibit "A" for legal description.

Acct. #3507-004A0-00200 Key #223877  
#3507-004A0-02000 #685976

"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."

\*See Attached Adjustable Rate Loan Rider made a part herein.

which has the address of 422 S. 5 Mile Post Chiloquin  
[Street] [City]  
Oregon 97624 ("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.

MTC NO: 26489

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

A portion of Government Lot 1 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod at the intersection of the South line of said Government Lot 1 and the Southeasterly right of way line of State Highway No. 422 (South) said pin being North 89 degrees 57' 21" East 774.03 feet from the Southeast corner of said Government Lot 1; thence North 47 degrees 06' 01" East 310.00 feet along said right of way line to a 5/8" iron rod; thence South 42 degrees 53' 59" East 288.51 feet to a point on the South line of said Government Lot 1; thence North 89 degrees 57' 21" West 423.49 feet to the point of beginning, with bearing based on Major Land Partition No. 81-6 as filed in the Klamath County Engineer's Office.

## PARCEL 2:

A portion of Government Lot 8 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8" iron rod on the North line of said Government Lot 8, said rod being North 89 degrees 57' 21" West 497.81 feet from the Northeast corner of said Government Lot 8; thence along said Government Lot line South 89 degrees 57' 21" East 72.00 feet to a point; thence South 160.00 feet to a point; thence South 10 degrees East 101.11 feet to a point; thence South 58 degrees 02' West 105.57 feet to a point 315.52 feet South of the point of beginning; thence North 19.54 feet to a 5/8" iron rod; thence North 295.98 feet to the point of beginning, with bearings based on Major Land Partition No. 81-6 as filed in the Klamath County Engineer's Office.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 31st day  
of Oct. A.D. 19 91 at 4:19 o'clock P.M., and duly recorded in Vol. M91  
of Deeds on Page 22917.

FEE \$33.00

Evelyn Biehn . County Clerk

By Pauline Mullender