

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 28
19 91. The grantor is Michael R. Sparks and Janice L. Sparks
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 Seventy-one thousand one hundred dollars and no cents
71,100.00 Dollars (U.S. \$ 71,100.00). 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 October 25, 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:

Lot 26 in Block 5, Tract 1003 Third Addition to Moyina, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Acct. #3809-36DC-2800

Key #453404

"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 6738 Eberlein Street, Klamath Falls
[Street] [City]
Oregon 97603 ("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.

GRANTOR'S NAME AND ADDRESS:

Ruth O. Chitwood
61644 Daly Estates Drive
Bend, OR 97702

GRANTEE'S NAME AND ADDRESS:

Michael R. and Janice L. Sparks
6738 Eberlein Avenue
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Klamath First Federal
540 Main Street
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:

6738 Eberlein Avenue
Klamath Falls, OR 97601

STATE OF OREGON,)
) ss.
COUNTY OF KLAMATH)

I certify that the within
instrument was received for record
on the 1st day of Nov., 1991,
at 3:36 o'clock P.M., and
recorded in book/reel/volume No.
M91 on page 22974 or
as fee/file/instrument/microfilm/
reception No. 36860, Record
of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Name Title

By Daniel M. Muckelbauer
Deputy

Fee \$38.00

EXHIBIT A

SUBJECT TO:

1. Taxes for 1991-92 are due and payable in the amount of \$1,483.19
Account No. 3809-36DC-2800 Key: 453404
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Right of Way for transmission line, including the terms and provisions thereof, given by Harvey C. Martin et al, to The California Oregon Power Company a California corporation, dated June 1, 1956, recorded June 8, 1956, in Volume 284, page 22, Deed records of Klamath County, Oregon.
4. Reservations and restrictions contained in the dedication of Tract 1003, Third Addition to Moyina, as follows: "...said plat subject to: A building set back line as shown, public utilities easements as shown to provide ingress and egress to construct and maintain said utilities, and additional restrictions as shown in any recorded protective covenants.

and excepting reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.