

37414

Vol. m91 Page 23908

WAGON TRAIL RANCH PROPERTY OWNERS ASSOCIATION

P.O. Box 2179
La Pine, Oregon 97739NOTICE OF LIEN

NOTICE IS HEREBY GIVEN that The Wagon Trail Ranch Property Owners Association, claimant, pursuant to Section 8 of the Wagon Trail Ranch Declarations, Restrictions, Protective Covenants and Conditions, recorded in Volume 72, page 9766, Deed Records, Klamath County, Oregon, claims a lien for past due maintenance assessments and charges levied pursuant to the above referenced Wagon Trail Ranch Declarations upon the following described real property located in Wagon Trail Ranch, Klamath County, Oregon, also known as lot #(s) 76.

Wagon Trail Acreages No. 1, First Addition, Lot 15, Block 4.

The name of the owner or reputed owner of said land is _____

Kathleen D. Larson

The following is a true statement of claimant's demands and after deducting all just credits and offsets:

Annual assessments due as of / / _____.

Special assessments due as of 11/12/91 \$350.00.

Recording Costs 8.00.

Reasonable Attorneys fees for filing and _____ Total due: \$358.00
other collection expenses:

DATED this 12 day of November, 1991.

THE WAGON TRAIL RANCH PROPERTY OWNERS
ASSOCIATION

By: Donald G. Brown, Secretary

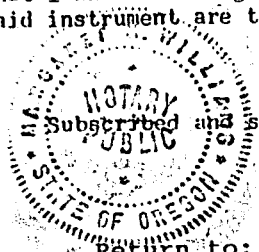
STATE OF OREGON, County of Klamath ss.

I, Donald G. Brown, being first duly sworn, depose and say: That I am the secretary of the Wagon Trail Ranch Property Owners Association; that I have knowledge of the facts therein set forth; that all statements made in said instrument are true and correct, as I verily believe.

Donald G. Brown
Donald G. Brown

Subscribed and sworn to before me this 12 day of November, 19 91.

Margaret Williams
Margaret Williams
Notary Public for Oregon/Commission Exp 2/20/93



Return to:

Donald G. Brown
HC 76, Box 1041
La Pine, OR., 97739

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Donald G. Brown the 15th day
of Nov. A.D., 19 91 at 9:14 o'clock A.M., and duly recorded in Vol. M91,
of Co. Lien Docket on Page 23908.

Evelyn Biehn - County Clerk

By Donald G. Brown

FEE \$8.00

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) for the grantor's personal, family or household purposes (as important words below);
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

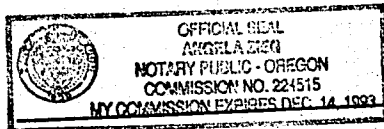
This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or 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-Mess Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

X Ida L. Spires
IDA L SPIRES

STATE OF OREGON, County of Clatsop) ss.
This instrument was acknowledged before me on November 1, 1991
by John D. Jones, 19____
This instrument was acknowledged before me on _____, 19____
by _____
as _____
of _____



My commission expires 12/14/93 Notary Public for Oregon

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: _____, Trustee

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.

IDA L SPIRES

Grantor

SOUTH VALLEY STATE BANK

Beneficiary

AFTER RECORDING RETURN TO
SOUTH VALLEY STATE BANK
801 MAIN STREET
KLAMATH FALLS OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$13.00

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument
was received for record on the 14th day
of Nov., 1991,
at 9:14 o'clock A.M., and recorded
in book/reel/volume No. M91
page 23906 or as fee/file/instru-
ment/microfilm/reception No. 37413.
Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk.. TITLE
NAME
By Pauline Mullins Deputy