



37434

Aspen
TITLE & ESCROW, INC.525 Main Street
Klamath Falls, Oregon 97601
(503) 884-5137STATE OF OREGON, ss.
County of KlamathVol. m91 Page 23940

Filed for record at request of:

Aspen Title Co.
on this 15th day of Nov. A.D., 19 91
at 10:46 o'clock A M. and duly recorded
in Vol. M91 of Mortgages Page 23940
Evelyn Biehn County Clerk
By Pauline Mulendore Deputy.

Fee, \$8.00

91466

DEED OF FULL RECONVEYANCE

The undersigned as Trustee or Successor Trustee under that certain Trust Deed described as follows:

Dated : 11-18-83

Recorded : 11-18-83

Fee Number : 30768

Book : M83 Page : 19866

County Of : Klamath

State Of : Oregon

Trustor : M.R. DICKERSON

Trustee : ASPEN TITLE & ESCROW, INC.

Beneficiary : TRANSAMERICA FINANCIAL SERVICES

having received from the Beneficiary under said Trust Deed, a written request to reconvey, reciting that the obligations secured by the Trust Deed have been fully satisfied, does hereby grant, bargain, sell and reconvey, unto the parties entitled thereto all right, title and interest which was heretofore acquired by said Trustee(s) under said Deed of Trust.

Date : 11-14-91

ASPEN TITLE & ESCROW, INC.

BY Andrew A. Patterson

State Of Oregon

County Of Klamath } ssNovember 14, 19 91Personally appeared Andrew A. Patterson

who being duly sworn did say that he is the Assistant Secretary of Aspen Title & Escrow, Inc. a Corporation and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and he acknowledged said instrument to be its voluntary act and deed.

AND WHEN RECORDED MAIL TO

TRANSAMERICA FINANCIAL SERVICES
1070 N.W. BOND STREET
BEND, OR 97701

Before Me:

Debbie K. Bergeson
Notary Public for OregonMy Commission Expires: 12-17-91

(Seal)

91 NOV 15 AM 10 46

0781 26041

Volume Page 23938

Aspen Title 37702
TRUST DEED

37433

66632

Grantor conveys to Trustee in trust with the power of sale the following described property:
subject to all encumbrances, easements, conditions and restrictions:
Graham and the Real Estate Service, Inc., a California Corporation, as agent for Aspen Title and Escrow, Inc.,
and Oregon Corporation as Trustee for Real Estate Service, Inc., an Oregon Corporation and Western Pacific
Land Company, a Nevada Corporation as Beneficiary and Aspen Title and Escrow, Inc., an Oregon Corporation
as Trustee.

After Recording return to:
FNRS
Second Floor
222 East Huntington Drive
Monrovia, Calif 91016-3524

The Trust Deed is given for the purpose of securing performance of each agreement of Grantor herein
contained and payment of the sum of \$ 13,000.00
and interest thereon according to the terms of a promissory note executed by Grantor and payable to Beneficiary
payable in installments with the last installment to become due on 11/15/91.

STATE OF OREGON: COUNTY OF KLAMATH: ss. the 15th day

Filed for record at request of Aspen Title Co. the 15th day
of Nov. A.D. 19 91 at 10:46 o'clock A.M., and duly recorded in Vol. M91
of Mortgages on Page 23938

FEE \$13.00

Evelyn Biehn County Clerk
By *Pauline Mueller*

to keep the property free from all liens and to pay all taxes, assessments, maintenance charges or other
charges that may be levied or assessed upon or against said property before the same become past due or delinquent.
Beneficiary, in its option, may pay such items when the same become delinquent and the amount so paid shall be
added to the principal owing under the promissory note above described at the same rate of interest and with costs
for collection.

(4) To pay all taxes, fees and expenses incurred by Beneficiary or Trustee under this agreement, including
the costs of this search and other costs and expenses incurred in connection with or enforcing this obligation,
including attorney's fees.

(5) Upon default by Grantor of any provision of this agreement Beneficiary may declare all sums secured
hereby to be immediately due and payable.

Grantor and Beneficiary further covenant and agree:

(1) In the event the within described property, or any part thereof, or any interest therein is sold, agreed
to be sold, conveyed, assigned or alienated by the Grantor without having first obtained the written consent or
approval of the Beneficiary then, in the Beneficiary's option, all obligations secured by this instrument irrespective
of the manner in which expressed therein or herein, shall become immediately due and payable.

(2) Grantor agrees to pay a collection fee of \$3.00 per month, which fee shall be due and payable with each
monthly installment of principal and interest.

(3) Grantor agrees that in the event any installment is not received by Beneficiary within 15 days of the
date it is called for under the note, a late charge on such delinquent installment may be charged in an amount equal
to 10% of the principal and interest portions of such installment, in addition to such costs and expenses (including
attorney's fees) as called for under said note and Deed of Trust, and that such late charge shall be due and payable
on or before the date of the next installment.

Grantor is the owner of the above described property, free and clear of any encumbrances, except those
herein stated, and well warrant and defend the same against all persons.

IN WITNESS WHEREOF, Grantor has executed this agreement this day and year first above written.

James D. Biehn
JAMES D. BIEHN

STATE OF OREGON
The foregoing instrument was acknowledged before me this 15th day of November, 1991, by

Pauline Mueller
My Commission Expires April 1, 1992
Notary Public for the Territory of Klamath