

KNOW ALL MEN BY THESE PRESENTS, That  
ESTABLISHED DECEMBER 17, 1986

TRUSTEES OF THE MONSON FAMILY TRUST,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANDREW CARL SPIDAL  
AND CHERYL ANN SPIDAL, HUSBAND AND WIFE, hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,  
situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 in Block 48 of BUENA VISTA ADDITION to the City of Klamath  
Falls, according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon, TOGETHER with that  
property vacated West Oregon Avenue which inured thereto.

### MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use  
laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should  
check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor  
is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those  
of record and apparent to the land

and that  
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims  
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 69,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is the whole or  
part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.  
See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13th day of November, 19 91;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

STATE OF OREGON Washington  
County of Clallam ss.  
13th November, 19 91

Robert L. Monson  
Trustee of the Monson Family Trust  
Lakae Monson  
Trustee of the Monson Family Trust

Personally appeared the above named  
Robert L. Monson  
Lakae Monson

and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before me: Diane Gange  
Notary Public for Oregon Washington  
My commission expires: 12/29/93

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this  
\_\_\_\_\_, 19 \_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

Trustees of the Monson Family Trust  
103 Summerbell Court  
Sequim, WA 98382

GRANTOR'S NAME AND ADDRESS  
Andrew Carl and Cheryl Ann Spidal  
230 W. Oregon Ave.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Klamath First Federal Savings & Loan  
540 Main St.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was  
received for record on the 15th  
day of Nov., 19 91,  
at 3:00 o'clock P M., and recorded  
in book M91 on page 23995 or as  
file/reel number 37474

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
Dorlene Muehlner, Deputy

## EXHIBIT "A"

THIS TRUST DEED IS AN "ALL INCLUSIVE TRUST DEED" AND IS SECOND AND SUBORDINATE TO THE TRUST DEED NOW OF RECORD DATED OCTOBER 2, 1987 AND RECORDED NOVEMBER 2, 1987 IN VOLUME M 87, AT PAGE 19768, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF DONALD LEFLER AND PHYLLIS LEFLER, AS BENEFICIARY, WHICH SECURES THE PAYMENT OF A NOTE THEREIN MENTIONED.

KERRY S. PENN, BENEFICIARY HEREIN AGREES TO PAY, WHEN DUE ALL PAYMENTS DUE UPON THE SAID PROMISSORY NOTE IN FAVOR OF DONALD LEFLER AND PHYLLIS LEFLER AND WILL SAVE GRANTORS HEREIN, WILLIAM GALLACHER AND JANICE L. GALLACHER, HARMLESS THEREFROM.

SHOULD THE SAID BENEFICIARY HEREIN DEFAULT IN MAKING ANY PAYMENTS DUE UPON SAID PRIOR NOTE AND TRUST, GRANTOR HEREIN MAY MAKE SAID DELINQUENT PAYMENTS AND ANY SUMS SO PAID BY GRANTOR HEREIN SHALL THEN BE CREDITED UPON THE SUMS NEXT TO BECOME DUE UPON THE NOTE SECURED BY THIS TRUST DEED.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day  
of Nov. A.D., 19 91 at 3:00 o'clock P M., and duly recorded in Vol. M91,  
of Mortgages on Page 23992.

Evelyn Biehn - County Clerk

By Pauline Mulholland

FEE \$18.00

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 the Trust Deed dated October 2, 1987 and recorded November 2, 1987 in Klamath County Oregon, wherein the beneficiaries are Donald Lefler and Phyllis Lefler. The above Grantor does not agree to assume and to pay this obligation 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)\* primarily for grantor's personal, family or household purposes (see Important Notice below); (b)\* 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-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

CALIFORNIA

WILLIAM GALLACHER

JANICE L. GALLACHER

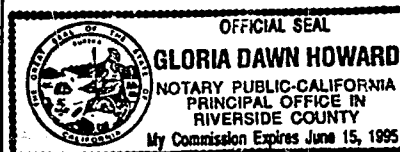
WITNESSED BY

STATE OF CALIFORNIA }  
COUNTY OF Riverside } SS.

On this 28th day of October, in the year 1991  
before me, the undersigned, a Notary Public in and for said County and State,  
personally appeared KERRY S. PENN  
personally known to me (or proved to be such by the oath of a credible witness who is personally known to me) to be the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn,  
deposed and said, That he  
resides at Canyon Lake, California  
that William Gallacher and Janice L. Gallacher personally  
known to him to be the person described in, and whose name is subscribed to the within and annexed  
instrument, execute the same, that the affiant subscribed his own  
name thereto as a witness to said execution.

Signature Gloria Dawn Howard  
Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP



said trust deed or pursuant to statute, to cancel an evidence of title 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: October 28, 1991

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.

WILLIAM GALLACHER and JANICE L. GALLACHER  
3347 NORTH MOUNTAIN VIEW DRIVE  
SAN DIEGO, CA 92116

Grantor

KERRY S. PENN  
23150 GRAY FOX DRIVE  
CANYON LAKE, CA 92587

Beneficiary

AFTER RECORDING RETURN TO  
MOUNTAIN TITLE COMPANY  
OF KLAMATH COUNTY

334750

GALLACHER

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON, }  
County of \_\_\_\_\_ } SS.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy