

KNOW ALL MEN BY THESE PRESENTS, That

MARY BELL MITCHELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

FRANCES PAULINE BAILEY, 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 2, EXCEPT the Easterly 47.8 feet, and all of Lot 3 in Block 5 of
EWANA HEIGHTS 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.

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 those apparent upon the land, if any, as the date of this deed 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 \$ **40,000.00**

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 15th 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,

County of KlamathNovember 15, 19 91 ss.

Personally appeared the above named

MARY BELL MITCHELL

Mary Bell Mitchell
MARY BELL MITCHELL

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

Before me:

Notary Public for Oregon

My commission expires: 4/8/92

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)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of Nov., 1991, at 4:01 o'clock P.M., and recorded in book M91 on page 24033 or as file/reel number 37487.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mueller, Deputy**MARY BELL MITCHELL****123 HIGH ST.****KLAMATH FALLS, OR 97601**

GRANTOR'S NAME AND ADDRESS

FRANCES PAULINE BAILEY**123 High St.****Klamath Falls, Or, 97601**

GRANTEE'S NAME AND ADDRESS

After recording return to:

FRANCES PAULINE BAILEY**123 High St.****Klamath Falls, Or, 97601**

NAME, ADDRESS, ZIP

Until a change is reported all tax statements shall be sent to the following address:

FRANCES PAULINE BAILEY**Same as Above**

NAME, ADDRESS, ZIP

Fee \$28.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 14 and Lot 15, Block 47, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion of Lot 15, described as follows:

Commencing at a point on the Westerly line of Angle Street which is 60 feet Southerly from the NE corner to said lot; thence Westerly parallel with the North line of said lot, 60.5 feet; thence Westerly parallel with the South line of said Block, 98 feet, more or less, to the West line of said Lot 15; thence North along the lot line of the NW corner of said Lot; thence Easterly along the alley line to the NE corner of said Lot; thence South along the lot line, 60 feet to the point of beginning.

Should the said Beneficiary herein default in making any payments due upon said prior Note and Trust Deed, Grantor herein may make said delinquent payments and any sums so paid by the Grantor herein shall then be credited upon the sums next to become due upon the Note secured by this Trust Deed.

This Trust Deed is an All Inclusive Trust Deed and is second and subordinate to the Trust Deed recorded on April 29, 1986, in Volume M86, Page 7334, Microfilm Records of Klamath County, Oregon, which secures the payment of a note therein mentioned, and a notice of Lien for Weatherization Services recorded May 23, 1991, Volume M91, Page 9780, Microfilm Records of Klamath County Oregon, wherein C.P. National Corporation, a California Corporation is beneficiary.

The Beneficiary named herein, agrees to pay when due, all payments due upon the said Promissory Notes recorded in favor of the above and shall hold the Grantors herein harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of Nov. A.D., 1991 at 4:00 o'clock P. M., and duly recorded in Vol. M91
of Mortgages on Page 24030.

Evelyn Biehn - County Clerk

By Pauline Mullendore

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 except Trust Deed dated April 29, 1986, recorded April 29, 1986, Volume M86, Page 7334, Microfilm Records of Klamath County, Oregon, wherein Grantor does agree to assume and pay in full this obligation. Also Subject to a notice for Weatherization services dated March 20, 1991, recorded May 23, 1991, Volume M91, page 9780, Microfilm Records of Klamath County, Oregon with CP National Corporation, a California Corporation as beneficiary, wherein the Grantor does not agree to assume and pay in full this obligation.

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.

THOMAS DALE SMITH, JR.

CATHERINE ANN SMITH

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on November 15, 1991,
by THOMAS DALE SMITH, JR. and CATHERINE ANN SMITH
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____



OFFICIAL SEAL
LINDA L. HALL
NOTARY PUBLIC - OREGON
COMMISSION NO. 006457
MY COMMISSION EXPIRES MAY 01, 1995

My commission expires 5-1-95

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

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.

THOMAS DALE SMITH, JR. and CATHERINE ANN SMITH

301 FRONT STREET
KLAMATH FALLS, OR 97601

Grantor

FRANK D. ROLLINS, TRUSTEE, DIANE ROLLINS and TRUSTEE

SPACE RESERVED

RECORDER'S USE

2934 Front Street
Klamath Falls, OR 97603

Beneficiary

Klamath Falls First Federal
Savings and Loan Main Office

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.

By _____ Deputy