

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under: ORS 696.505 to 696.585.

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

See Attached Exhibit "A"

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) not for business, investment or other 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.

MARTIN L. MONTI

~~JAMES T. MONTI~~

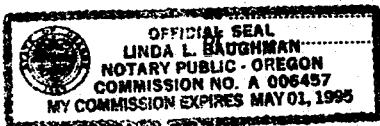
STATE OF OREGON, County of Klamath ) ss.

STATE OF OREGON, County of \_\_\_\_\_, ss:  
This instrument was acknowledged before me on \_\_\_\_\_ February 5, \_\_\_\_\_, 1992,  
by MARTIN I. MONTI and JAMES J. MONTI \_\_\_\_\_

by \_\_\_\_\_, 19\_\_\_\_.

*This instrument was acknowledged before me on \_\_\_\_\_,*

by \_\_\_\_\_



*Linda A. Baughman*  
Notary Public for Oregon  
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. 851)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

**MARTIN I. MONTI and JAMES J. MONTI**

**JAMES RALIEGH LARIMAR**

**Grantor**

**OR**

**Beneficiary**

AFTER RECORDING RETURN TO  
MOUNTAIN TITLE COMPANY  
OF KLAMATH COUNTY

SPACE RESERVED  
FOR  
RECORDER'S USE

**STATE OF OREGON,** } ss.  
County of .....

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/instru-  
ment/microfilm/reception No. ....  
Record of Mortgages of said County.

Witness my hand and seal of  
County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

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

MTC NO. 27035-LB

**EXHIBIT A  
LEGAL DESCRIPTION**

A portion of Lots 15 and 16 in Block 9 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 15, Block 9, BUENA VISTA ADDITION to Klamath Falls, Oregon; thence South 58 degrees 37' 30" East 50.00 feet to the Southeasterly corner of Lot 15; thence continuing South 58 degrees 37' 30" East 6.00 feet to a point on the Southerly line of Lot 16; thence, generally along the remains of an old rock wall or fence line and the extension thereof North 32 degrees 38' 25" East 139.41 feet to a point on the Northerly line of said Lot 16; thence North 58 degrees 52' 48" West 10.00 feet to a 5/8" iron pin marking the Northwesterly corner of Lot 16; thence continuing North 58 degrees 52' 48" West, along the Northerly line of Lot 15, 50.00 feet to the Northwest corner of said Lot 15; thence along the Westerly line of Lot 15 South 30 degrees 45' 25" West 139 feet, more or less, to the point of beginning.

SUBJECT TO: TRUST DEED dated August 20, 1990, recorded August 23, 1990, Volume M90, Page 16984, Microfilm Records of Klamath County, Oregon, with Sylvia I. Clayton as beneficiary.

SUBJECT TO: CITY LIEN, Docketed: August, 1982, in favor of the City of Klamath Falls.

SUBJECT TO: ALL REAL PROPERTY TAXES OWING.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 5th day of Feb. A.D., 19 92 at 3:34 o'clock P. M., and duly recorded in Vol. M92 of Mortgages on Page 2527.

FEE \$20.00

Evelyn Biehn County Clerk

By Pauline Muelendore