

**43235**

02038146  
TRUST DEED

Vol. m92 Page 7370

as Grantor, Aspen Title & Escrow, Inc. \_\_\_\_\_, as Trustee, and  
Dean R. Matlick and Verna R. Matlick, Husband and Wife with full  
Rights of Survivorship \_\_\_\_\_,  
as Beneficiary.

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in Klamath County, Oregon, described as:

See Attached Exhibit "A"

17. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

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 666.505 to 666.585.



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

and that he will warrant and forever defend the same against all persons whomsoever.

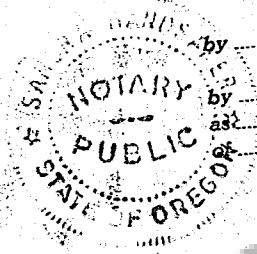
The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:  
(a)\* primarily for grantor's personal, family or household purposes (see Important Notice below),  
(b) for an organization, or (even if grantor is a natural person) are for business 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-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

Mark A. Matlick  
*Mark A. Matlick*  
Anne S. Matlick



STATE OF OREGON, County of Klamath  
This instrument was acknowledged before me on April 7, 1992,  
by Mark A. Matlick and Anne A. Matlick, 19\_\_\_\_,  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

*Sandra Handa*  
Notary Public for Oregon  
My commission expires 7/23/93

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.

Grantor \_\_\_\_\_

Beneficiary \_\_\_\_\_

AFTER RECORDING RETURN TO  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601

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/title/instrument/microfilm/reception No. \_\_\_\_\_.  
Record of Mortgages of said County.  
Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy

## EXHIBIT "A"

The NE 1/4 NE 1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 0 degrees 10' East along the section line a distance of 983.9 feet and North 86 degrees 39' West a distance of 30 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; Continuing North 88 degrees 39' West a distance of 275.4 feet to an iron pin; thence South 0 degrees 10' East parallel to the section line a distance of 78.4 feet to an iron pin; thence South 88 degrees 39' East a distance 275.4 feet to an iron pin on the Westerly right of way line of Summers Lane; thence North 0 degrees 10' West along the Westerly right of way line of Summers Lane, a distance of 78.4 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-15AA TL 10500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day  
of April A.D. 19 92 at 3:30 o'clock P. M., and duly recorded in Vol. M92,  
of Mortgages on Page 7370.  
By Evelyn Biehn County Clerk  
By Caroline M. Mendenhall

FEE \$20.00