

74866

Vol. 1999 Page 5715'99 FEB 18 Aspen Title #02047994

## TRUST DEED

After recording, this Trust Deed shall be delivered to:  
 Aspen Title & Escrow, Inc.  
 525 Main Street  
 Klamath Falls, OR 97601

Trust Deed made this 12<sup>th</sup> day of February, 1999, between GEORGE R. BECGS, INC., a California corporation, as Grantor, and JOHN O. HINTZE and WANDA J. HINTZE, as tenants by the entirety, as Beneficiaries, and ASPEN TITLE & ESCROW, INC., as Trustee.

Grantor conveys to Trustee in trust with the power of sale the following described property in Klamath County, Oregon:

See Attached Exhibit "A"

This Trust Deed is for the purpose of securing performance of a Guaranty of a Promissory Note of even date executed by Grantor and for the benefit of Beneficiaries.

Grantor agrees:

- (1) To protect, preserve and maintain said property in good condition and repair and not to commit or permit any waste of said property.
- (2) To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property.
- (3) 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.
- (4) To pay all costs, fees and expenses incurred by Beneficiaries or Trustee under this agreement, including the costs of title search and other costs and expenses incurred in connection with or enforcing this obligation, including attorneys' fees.

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- (5) Upon default by Grantor of any provision of this agreement Beneficiary may declare all sums secured hereby to be immediately due and payable.
- (6) To maintain adequate fire insurance coverage on improvements on the said property.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

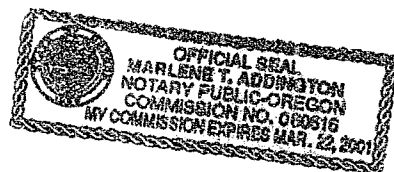
IN WITNESS WHEREOF, Grantor has executed this agreement the day and year first above written.

GEORGE R. BEGGS, INC.

By: Frances Beggs  
Sonny Field  
 Its: President & Secretary

STATE OF OREGON, County of Klamath, ss:

me N.P. The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of February, 1999, by Sonny Field & Frances Beggs, the Pres. & Secy. for GEORGE R. BEGGS, INC.



Marlene T. Addington  
 Notary Public for Oregon  
 My Commission Expires 3-22-01

1. Parcel 3 of Minor Land Partition 28-83, situated in the W 1/2 of Section 27, the NE 1/4 of Section 33, the NW 1/4 of Section 34 and the SE 1/4 of Section 28, all in Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon. LESS AND EXCEPT the following portion:

A tract of land being a portion of Parcel 3 of Land Partition 28-83 to be added to Parcel 2 of said Land Partition for Property Line Adjustment 29-98, situated in the SE 1/4 of Section 28 and the SW 1/4 of Section 27, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon. more particularly described as follows:

Beginning at the Southwest corner of said Parcel 2; thence North 67 degrees 52' 51" East, along the line common to said Parcels 2 and 3, 2762.60 feet; thence South 06 degrees 40' 40" West 323.00 feet; thence South 87 degrees 52' 51" West 2713.72 feet; thence North 02 degrees 01' 37" West 319.20 feet to the point of beginning, with bearings based on record of Survey 4048.

2. A tract of land being a portion of Parcel 2 of Land Partition 28-83 to be added to Parcel 3 of said Land Partition for Property Line Adjustment 29-98 being situated in the W 1/2 of Section 27, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Parcel 2; thence South 87 degrees 52' 51" West along the South line of said Parcel 2, 96.50 feet; thence North 22 degrees 05' 48" West 144.19 feet; thence North 63 degrees 34' 48" West 207.25 feet; thence North 17 degrees 43' 14" East 623.04 feet; thence North 29 degrees 29' 46" West 597.28 feet; thence North 54 degrees 32' 45" West 184.00 feet; thence South 06 degrees 44' 14" West 374.61 feet; thence South 87 degrees 51' 12" West 513.75 feet; thence South 50 degrees 28' 40" West 36.19 feet; thence North 1758.68 feet to a point on the boundary of said Parcel 2; thence along the boundary of said Parcel 2, South 89 degrees 43' 32" East 1376.76 feet, South 51 degrees 44' 00" West 42.42 feet; thence along the arc of a curve to the left (radius equals 311.48 feet and central angle equals 14 degrees 18' 00") 77.74 feet, South 37 degrees 26' 00" West 261.90 feet, South 52 degrees 34' 00" East 5.00 feet; South 37 degrees 26' 00" West 151.82 feet, along the arc of a curve to the left (radius equals 115.49 feet and central angle equals 52 degrees 54' 00") 106.63 feet, South 15 degrees 28' 00" East 95.29 feet, along the arc of a curve to the left (radius equals 306.48 feet and central angle equals 25 degrees 00' 00") 133.73 feet, South 40 degrees 28' 00" East 206.30 feet, along the arc of a curve to the right (radius equals 123.24 feet and central angle equals 23 degrees 00' 00") 49.47 feet, South 17 degrees 28' 00" East 140.00 feet, along the arc of a curve to the right (radius equals 361.97 feet and central angle equals 19 degrees 00' 00") 120.03 feet, South 01 degrees 32' 00" West 225.73 feet, North 88 degrees 28' 00" West 5.00 feet, South 01 degrees 32' 00" West 71.20 feet, along the arc of curve to the left (radius equals 406.97 feet and central angle equals 20 degrees 00' 00") 142.06 feet, South 18 degrees 28' 00" East 109.96 feet, along the arc of a curve to the right (radius equals 261.48 feet and central angle equals 10 degrees 30' 00") 47.92 feet, South 07 degrees 50' 00" East 260.80 feet, along the arc of a curve to the right (radius equals 547.96 feet and central angle equals 07 degrees 30' 00") 71.73 feet, South 00 degrees 28' 00" East 371.76 feet, South 05 degrees 18' 00" East 198.03 feet, South 09 degrees 18' 00" East 185.68 feet, along the arc of a curve to the right (radius equals 118.24 feet and central angle equals 16 degrees 20' 00") 33.71 feet, South 07 degrees 02' 00" West 124.34 feet, and South 03 degrees 02' 00" West 68.87 feet to the point of beginning, with bearings based on record of Survey No. 4048.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day  
of February A.D. 1999 at 3:34 o'clock P. M., and duly recorded in Vol. M99  
of Mortgages on Page 5715

FEE \$20.00

Linda Smith, County Clerk

by Kathleen Ross