TRUST DEED

RICHARD L. GREER and DORIS L. GREER 7343 S. 5TH STREET

KLAMATE FALLS, OR 97603

Grantor ROBERT L. LARSON 3136 WESTERN STREET

KLAMATH FALLS, OR 97603 Beneficiary

recording return to: ESCROW NO.

AMERITITLE 222 S. 6TH STREET

KLAMATH FALLS, OR 97601

TRUST DEED

THIS TRUST DEED, made on 02/17/99, between RICHARD L. GREER and DORIS L. GREER, as tenants by the entirety, as Greek as Trustee, and as Grantor, ROBERT L. LARSON, as Beneficiary,

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to f sale, the property in KLAMATH County, Oregon, SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE sells and conveys to trustee in trust, with power of described as:

together with all and singluar the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection

now or hereafter appertaining, and the rems, issues and profits dietect and all the property.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of
FIFTEEN THOUSAND Dollars, with interest thereon
according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made payable by grantor, the
final payment of principal and interest hereof, if not sooner paid, to be due and payable February 22 2009.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable.

To protect the security of this trust deed, grantor agrees:

becomes due and payable.

To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of said property.

2. To complete or restore promptly and in good workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor.

3. To complete or restore promptly and in good workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor.

3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property; if the beneficiary so requests, to join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for filing same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the beneficiary.

4. To provide and continuously maintain insurance on the buildings now or hereafter erected on said premises against loss or damage by fire and such other hazards as the beneficiary may from time to time require, in an amount not less than the full insurable value, written in companies acceptable to the beneficiary may from time to time require, and soon as insured; if grantor shall fail for any reason to procure any such insurance shall be delivered to the beneficiary as soon as insured; if grantor shall fail for any reason to procure any such insurance policy may be applied by beneficiary and promptly and indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary the entire amount so collected, or any part thereof, may be released to grantor. Such application or release shall not cure or waive any default hereunder or invalidate any act done

immediately due and payable and constitute a breach of this trust deed.

6. To pay all costs, fees and expenses of this trust deed including the cost of title search as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation and trustee's and attorney's fees actually incurred.

7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee, and in any suit, action or proceeding in which the beneficiary or trustee may appear, including any suit for the foreclosure of this deed, to pay all costs and expenses, including evidence of title and the beneficiary's or trustee's attorney's fees; the amount of attorney's fees mentioned in this paragraph 7 in all cases shall be fixed by the trial court and in the event of an appeal from any judgement or decrees of the trial court, grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney's fees on such appeal.

It is mutually agreed that:

It is mutually agreed that:

8. In the event that any portion or all of said property shall be taken under the right of emment domain or condemnation, beneficiary shall have the right, if it so elects, to require that all or any portion of the monies payable as compensation for such taking, which are

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.

in excess of the amount required to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it first upon any such reasonable costs and expenses and attorney's fees, both in the terms of the proceedings and applied by it first upon any such reasonable costs and expenses and attorney's fees, both in the second processary in the control of the processary in such proceedings, and the balance applied upon the necessary in obtaining such compensation, promptly upon beneficiary's request.

9. At any time and from time to time upon written request of beneficiary, payment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyances, for cancellation), without affecting the liability of any person for the payment of the indebtedness, mustee may (a) consent to the making of any map or plat of said property. (b) join in granting any exsertent of the indebtedness, mustee may (a) consent to the making of any map or plat of said property. (b) join in granting any exsertent of the indebtedness, mustee may (d) consent to the making of any map or plat of said property. (b) join in granting any exsertent of the property of the property. (d) reconvey, without warranty, all or any part of the property. The got facts shall be conclusive proof of the truthfulness thereof. (d) reconvey and the property and the property of the property. The got facts shall be not less than 55.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness rebrey secured, enter upon and take possession of said property or any part thereof, in its own name suc or otherwise collect the rents, issues and profits, or the proceeds of fire and other insurance polices or compensation or awards for any taking or darage of the property, and profits of t

entitled to such surplus.

16. Beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, which, when recorded in the mortgage records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

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.

The grantor covenants and agrees to and with the beneficiary and the beneficiary's successor in interest that the grantor is lawfully seized in fee simple of the real property and has a valid, unencumbered title thereto and that the grantor will warrant and forever defend the same against all persons whomsoever.

seized in fee simple of the real property and has a valid, unencumbered title thereto and that the grantor will warrant and forever defend the same against all persons whomsoever.

WARNING: Unless grantor provides beneficiary with evidence of insurance coverage—as required by the contract or loan agreement between them, beneficiary may purchase insurance at grantor's expense—to—protect—beneficiary's interest. This insurance may, but need not, also protect grantor's interest. If the collateral becomes damaged, the coverage purchased by beneficiary may not pay any claim made by or against grantor. Grantor may later cancel the coverage by providing evidence that grantor bas obtained property coverage elsewhere. Grantor is responsible for the cost of any insurance coverage purchased by beneficiary, which cost may be added to grantor's contract or loan balance. If it is so added, the interest rate on the underlying contract or loan will apply to it. The effective date of coverage may be the date grantor's prior coverage lapsed or the date grantor failed to provide proof of coverage. The coverage beneficiary purchases may be considerably more expensive than insurance grantor might otherwise obtain alone and may not satisfy any need for property—damage coverage—or any mandatory liability insurance requirements imposed by applicable law.

insurance grantor might otherwise obtain alone and may not satisfy any need for property damage coverage or any mandatory liability insurance requirements imposed by applicable law.

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 [NOTICE: Line out the warranty that does not apply]

(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 beneficary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein.

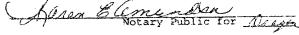
In construing this mortgage, it is understood that the mortgagor or mortgagee may be more than one person: that if the context so requires, the singular shall be taken to mean and include the plural and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

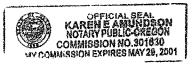
IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

, county of flamath

This instrument was acknowledged before me on f(b) RICHARD L. GREER and DORIS L. GREER RICHARD L.

My Commission Expires 5-29-





REQUEST FOR FULL RECONVEYANCE (To be used only when obligations have been paid)									
то:	, Trustee								
The undersigned is the legal owner and holder of all indebtedness a deed have been fully paid and satisfied. You hereby are directed, or trust deed or pursuant to statute, to cancel all evidences of indebtedratogether with the trust deed) and to reconvey, without warranty, to theid by you under the same. Mail reconveyance and documents to:	a payment to you of any sums owing to you under the terms of the								
DATED:, 19									
Do not lose or destroy this Trust Deed OR THE NOTE which it sect Both must be delivered to the irustee for cancellation before reconveyance will be made.	res. ————————————————————————————————————								

A portion of Lots 23 and 24, HIGHLAND PARK, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 23; thence North 45 degrees 12' 58" West along the Westerly line of said Lot 23, 76.44 feet to a 1/2 inch diameter rebar with plastic cap stamped "LS1289" said point representing the Southwest corner of that 30 foot wide strip of land described in Volume M98. Page 25753. Microfilm Records of Klamath County, Oregon; thence along the Southerly boundary of said 30 foot wide strip, North 37 degrees 53' 50" East, 121.28 feet to a 1/2 inch diameter rebar with plastic cap stamped "LS1189" said point being on the Northerly line of Lot 24; thence along the Northerly line of Lot 24, North 89 degrees 56' 22" East, 106.76 feet to a 1/2 inch diameter rebar with plastic cap stamped "LS1289"; thence leaving the Northerly line of said Lot 24, and bearing South 0 degrees 00' 00" West 149.50 feet to a 1/2 inch diameter rebar with plastic cap stamped "LS1289"; said point being on the Southerly line of Lot 23; thence along the Southerly line of Lot 23, South 89 degrees 55' 26" West, 127.00 feet to the point of beginning.

STATE OF C	REGON : COUR	√TY OF KI	LAMATH:	SS.						
Filed for record at request of			Amerititle			t)	10	22nd	day	
of			1999 at	3:45	o'clock P	• M	and duly record	ed in Vol	M99	
		of	Mortg	ages		on Page	6069			
			Linda Smith, County Clerk							
FEE	\$25.00 by Katalun Rosa						ber al			