

75115

Record and Return to:
The Money Store
Document Recording
P.O. Box 13309
Sacramento, CA 95813-3309

Vol. 1799 Page 6396

State of Oregon

Space Above This Line For Recording Data

LINE OF CREDIT DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is 11-2-98
and the parties, their addresses and tax identification numbers, if required, are as follows:

GRANTOR: DANIEL LEE EDDY AND CYNTHIA JOAN EDDY-POSTLETHWAIT
2604 Autumn Ave
KLAMATH FALLS, OR 97601

☐ If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their signatures and acknowledgments.

TRUSTEE: PRESTON, THORGRIMSON, SHIDLER, CATES & ELLIS
C/O LUCY KIVEL, ESQUIRE
3200 SW 5TH AVE
PORTLAND OR 97204-3688

LENDER: DIPLOMAT BUILDERS
450 SHATTUCK AVE SOUTH, STE 300
RENTON, WA 98055

Prepared By:
The Money Store
Karen Martin
4837 Walt Avenue
North Highlands, CA 95660
916-617-0391

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:

SEE ATTACHED EXHIBIT "A"

The property is located in KLAMATH (County) at 2604 AUTUMN AVE (Address) KLAMATH FALLS (City), Oregon 97601 (ZIP Code)

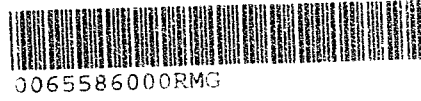
Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 38,804.50. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:
A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.)
RETAIL INSTALLMENT CONTRACT DATED 11-2-98 INTEREST RATE: 9.990%
MATURITY DATE: 11-10-2013

OREGON - DEED OF TRUST (NOT FOR FIMA, FHLBC, FHA OR VA USE)

© 1994 Bankers Systems, Inc. St. Cloud, MN (1-800-337-2341) Form RE-DT-OR 9/21/94



0065586000RMG

(page 1 of 4)

- B. All future advances from Lender to Grantor or other future obligations of Grantor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Grantor in favor of Lender executed after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Grantor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Grantor, or any one or more Grantor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.
- C. All obligations Grantor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Grantor and Lender.
- D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

This Security Instrument will not secure any other debt if Lender fails to give any required notice of the right of rescission.

5. **PAYMENTS.** Grantor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.
6. **WARRANTY OF TITLE.** Grantor warrants that Grantor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to irrevocably grant, convey and sell the Property to Trustee, in trust, with power of sale. Grantor also warrants that the Property is unencumbered, except for encumbrances of record.
7. **PRIOR SECURITY INTERESTS.** With regard to any other mortgage, deed of trust, security agreement or other instrument that created a prior security interest or encumbrance on the Property, Grantor agrees:
- To make all payments when due and to perform or comply with all covenants.
 - To promptly deliver to Lender any notices that Grantor receives from the holder.
 - Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.
8. **CLAIMS AGAINST TITLE.** Grantor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Grantor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Grantor's payment. Grantor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Grantor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Grantor may have against parties who supply labor or materials to maintain or improve the Property.
9. **DUE ON SALE OR ENCUMBRANCE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable. This covenant shall run with the Property and shall remain in effect until the Secured Debt is paid in full and this Security Instrument is released.
10. **PROPERTY CONDITION, ALTERATIONS AND INSPECTION.** Grantor will keep the Property in good condition and make all repairs that are reasonably necessary. Grantor shall not commit or allow any waste, impairment, or deterioration of the Property. Grantor will keep the Property free of noxious weeds and grasses. Grantor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Grantor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Grantor will notify Lender of all demands, proceedings, claims, and actions against Grantor, and of any loss or damage to the Property. Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Grantor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Grantor will in no way rely on Lender's inspection.
11. **AUTHORITY TO PERFORM.** If Grantor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Grantor appoints Lender as attorney in fact to sign Grantor's name or pay any amount necessary for performance. Lender's right to perform for Grantor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.
12. **ASSIGNMENT OF LEASES AND RENTS.** Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, as additional security all the right, title and interest in and to any and all existing or future leases, subleases, and any other written or verbal agreements for the use and occupancy of any portion of the Property including any extensions, renewals, modifications or substitutions of such agreements (all referred to as "Leases") and rents, issues and profits (all referred to as "Rents"). Grantor will promptly provide Lender with true and correct copies of all existing and future Leases. Grantor may collect, receive, enjoy and use the Rents so long as Grantor is not in default under the terms of this Security Instrument. Grantor agrees that this assignment is immediately effective between the parties to this Security Instrument. Grantor agrees that this assignment is effective as to third parties when Lender or Trustee takes affirmative action prescribed by law, and that this assignment will remain in effect during any redemption period until the Secured Debt is satisfied. Grantor agrees that Lender or Trustee may take actual possession of the property without the necessity of commencing legal action and that actual possession is deemed to occur when Lender, or its agent, notifies Grantor of default and demands that any tenant pay all future Rents directly to Lender. On receiving notice of default, Grantor will endorse and deliver to Lender any payment of Rents in Grantor's possession and will receive any Rents in trust for Lender and will not commingle the Rents with any other funds. Any amounts collected will be applied as provided in this Security Instrument. Grantor warrants that no default exists under the Leases or any applicable landlord-tenant law. Grantor also agrees to maintain and require any tenant to comply with the terms of the Leases and applicable law.
13. **LEASEHOLDS; CONDOMINIUMS; PLANNED UNIT DEVELOPMENTS.** Grantor agrees to comply with the provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or a planned unit development, Grantor will perform all of Grantor's duties under the covenants, by-laws or regulations of the condominium or planned unit development.
14. **DEFAULT.** Grantor will be in default if any party obligated on the Secured Debt fails to make payment when due. Grantor will be in default if a breach occurs under the terms of this Security Instrument or any other document executed for the purpose of creating, securing or guarantying the Secured Debt. A good faith belief by Lender that Lender at any time is insecure with respect to any person or entity obligated on the Secured Debt or that the prospect of any payment or the value of the Property is impaired shall also constitute an event of default.
15. **REMEDIES ON DEFAULT.** In some instances, federal and state law will require Lender to provide Grantor with notice of the right to cure or other notices and may establish time schedules for foreclosure actions. Subject to these

limitations, if any, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Grantor is in default.

At the option of Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter. In addition, Lender shall be entitled to all the remedies provided by law, the terms of the Secured Debt, this Security Instrument and any related documents, including without limitation, the power to sell the Property.

If there is a default, Trustee shall, in addition to any other permitted remedy, at the request of the Lender, advertise and sell the Property as a whole or in separate parcels at public auction to the highest bidder for cash and convey absolute title free and clear of all right, title and interest of Grantor at such time and place as Trustee designates. Trustee shall give notice of sale including the time, terms and place of sale and a description of the Property to be sold as required by the applicable law in effect at the time of the proposed sale.

Upon sale of the Property and to the extent not prohibited by law, Trustee shall make and deliver a deed to the Property sold which conveys absolute title to the purchaser, and after first paying all fees, charges and costs, shall pay to Lender all moneys advanced for repairs, taxes, insurance, liens, assessments and prior encumbrances and interest thereon, and the principal and interest on the Secured Debt, paying the surplus, if any, to Grantor. Lender may purchase the Property. The recitals in any deed of conveyance shall be prima facie evidence of the facts set forth therein.

All remedies are distinct, cumulative and not exclusive, and the Lender is entitled to all remedies provided at law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Grantor's default, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

16. **EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS' FEES; COLLECTION COSTS.** Except when prohibited by law, Grantor agrees to pay all of Lender's expenses if Grantor breaches any covenant in this Security Instrument. Grantor will, upon demand, pay any amount incurred by Lender for insuring, inspecting, preserving or otherwise protecting the Property and Lender's security interest. These expenses will bear interest from the date of the payment until paid in full at the highest interest rate in effect as provided in the terms of the Secured Debt. Grantor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies under this Security Instrument. This amount may include, but is not limited to, attorneys' fees, court costs, and other legal expenses. This Security Instrument shall remain in effect until released. Grantor agrees to pay for any recordation costs of such release.

17. **ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES.** As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste" or "hazardous substance" under any Environmental Law.

Grantor represents, warrants and agrees that:

- Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.
- Except as previously disclosed and acknowledged in writing to Lender, Grantor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.
- Grantor shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Grantor shall take all necessary remedial action in accordance with any Environmental Law.
- Grantor shall immediately notify Lender in writing as soon as Grantor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.

18. **CONDEMNATION.** Grantor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Grantor authorizes Lender to intervene in Grantor's name in any of the above described actions or claims. Grantor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

19. **INSURANCE.** Grantor shall keep Property insured against loss by fire, flood, theft and other hazards and risks reasonably associated with the Property due to its type and location. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurer or carrier providing the insurance shall be chosen by Grantor subject to Lender's approval, which shall not be unreasonably withheld. If Grantor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Grantor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Grantor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Grantor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Grantor.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Grantor. If the Property is acquired by Lender, Grantor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.

20. **ESCROW FOR TAXES AND INSURANCE.** Unless otherwise provided in a separate agreement, Grantor will not be required to pay to Lender funds for taxes and insurance in escrow.
21. **FINANCIAL REPORTS AND ADDITIONAL DOCUMENTS.** Grantor will provide to Lender upon request, any financial statement or information Lender may deem reasonably necessary. Grantor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Grantor's obligations under this Security Instrument and Lender's lien status on the Property.
22. **JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND.** All duties under this Security Instrument are joint and individual. If Grantor signs this Security Instrument but does not sign an

evidence of debt, Grantor does so only to mortgage Grantor's interest in the Property to secure payment of the Secured Debt and Grantor does not agree to be personally liable on the Secured Debt. If this Security Instrument secures a guaranty between Lender and Grantor, Grantor agrees to waive any rights that may prevent Lender from bringing any action or claim against Grantor or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws. Grantor agrees that Lender and any party to this Security Instrument may extend, modify or make any change in the terms of this Security Instrument or any evidence of debt without Grantor's consent. Such a change will not release Grantor from the terms of this Security Instrument. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Grantor and Lender.

23. **APPLICABLE LAW; SEVERABILITY; INTERPRETATION.** This Security Instrument is governed by the laws of the jurisdiction in which Lender is located, except to the extent otherwise required by the laws of the jurisdiction where the Property is located. This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument. Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.
24. **SUCCESSOR TRUSTEE.** Lender, at Lender's option, may from time to time remove Trustee and appoint a successor trustee without any other formality than the designation in writing. The successor trustee, without conveyance of the Property, shall succeed to all the title, power and duties conferred upon Trustee by this Security Instrument and applicable law.
25. **NOTICE.** Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Security Instrument, or to any other address designated in writing. Notice to one grantor will be deemed to be notice to all grantors.
26. **WAIVERS.** Except to the extent prohibited by law, Grantor waives all appraisal and homestead exemption rights relating to the Property.
27. **OTHER TERMS.** If checked, the following are applicable to this Security Instrument:
- ☐ **Line of Credit.** The Secured Debt includes a revolving line of credit provision. Although the Secured Debt may be reduced to a zero balance, this Security Instrument will remain in effect until released.
 - ☐ **Construction Loan.** This Security Instrument secures an obligation incurred for the construction of an improvement on the Property.
 - ☐ **Fixture Filing.** Grantor grants to Lender a security interest in all goods that Grantor owns now or in the future and that are or will become fixtures related to the Property. This Security Instrument suffices as a financing statement and any carbon, photograph or other reproduction may be filed of record for purposes of Article 9 of the Uniform Commercial Code.
 - ☐ **Riders.** The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument. (Check all applicable boxes)
 - ☐ Condominium Rider ☐ Planned Unit Development Rider ☐ Other
 - ☐ **Additional Terms.**

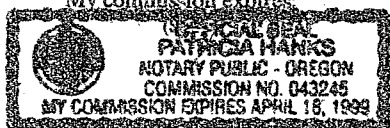
SIGNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

(Signature) Daniel Lee Eddy (Date) 11/10/98 (Signature) Cynthia Joan Eddy Postlewait (Date) 11/10/98
 DANIEL LEE EDDY CYNTHIA JOAN EDDY POSTLEWAIT

ACKNOWLEDGMENT:

STATE OF OREGON COUNTY OF Klamath ss.
 (Individual) This instrument was acknowledged before me this 02 day of NOVEMBER 1998
 by _____

My commission expires _____



Patricia Hanks
 (Notary Public)

REQUEST FOR RECONVEYANCE

(Not to be completed until paid in full)

TO TRUSTEE:

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel this Deed of Trust, which is delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

 (Authorized Bank Signature)

 Date

ACKNOWLEDGEMENT

STATE OF OREGON

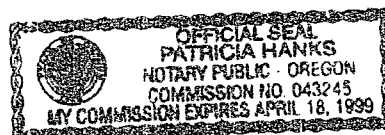
COUNTY OF Klamath

On 10-27-98 before me, Patricia Hanks

personally appeared Daniel Lee Eddy & Cynthia Jean Eddy Postlewait
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the
 person(s) whose name(s) is/are subscribed to the within instrument and acknowledged me
 that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
 his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
 which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Patricia Hanks
 Notary Public

My Commission expires on April 18, 1999

STAMP/SEAL

IN THAT CERTAIN REAL PROPERTY LOCATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, LEGALLY DESCRIBED

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE W $\frac{1}{4}$ OF SECTION 5, 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 THE ONE -QUARTER SECTION CORNER COMMON TO SECTIONS 5 AND 6, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE ALONG THE SECTION LINE NORTH 0 DEGREES 06' EAST 495.55 FEET; THENCE NORTH 89 DEGREES 55' EAST 523.76 FEET; THENCE SOUTH 0 DEGREES 10' EAST 615.74 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF AUTUMN AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89 DEGREES 17' WEST 527.34 FEET, MORE OR LESS, TO THE WEST LINE OF SECTION 5; THENCE ALONG THE SECTION LINE NORTH 0 DEGREES 06' EAST 125.7 FEET, MORE OR LESS TO THE POINT OF BEGINNING; THE ABOVE DESCRIPTION IS BASED ON RECORD OF SURVEY NO. 65 PERFORMED BY W.R. CANTON IN DECEMBER, 1948.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ SECTION 5, 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 WEST LINE OF SAID SECTION 5, SAID POINT BEING NORTH 00 DEGREES 06' EAST A DISTANCE OF 495.55 FEET FROM THE IRON AXLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 5 AND SAID POINT BEING ON THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME 464 AT PAGE 77, KLAMATH COUNTY DEED RECORDS; THENCE NORTH 89 DEGREES 55' EAST ALONG THE SOUTH LINE OF SAID TRACT OF LAND A DISTANCE OF 523.76 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREES 10' EAST A DISTANCE OF 65.60 FEET TO AN IRON PIN (SAID POINT BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL NO. 1 DEED VOLUME 350 AT PAGE 249, KLAMATH COUNTY DEED RECORDS); THENCE SOUTH 89 DEGREES 17' WEST PARALLEL WITH THE CENTERLINE OF LEWIS LANE (AND ALONG THE NORTH LINE OF SAID TRACT OF LAND) TO THE WEST LINE OF SAID SECTION 5; THENCE NORTH 00 DEGREES 06' EAST ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT AN IRON PIN WHICH LIES SOUTH 0 DEGREES 06' WEST ALONG THE SECTION LINE A DISTANCE OF 155.7 FEET AND NORTH 89 DEGREES 17' EAST ALONG THE CENTER LINE OF LEWIS LANE A DISTANCE OF 527.48 FEET AND NORTH 0 DEGREES 10' WEST A DISTANCE OF 580.14 FEET FROM THE IRON AXLE WHICH MARKS THE QUARTER SECTION CORNER COMMON TO SECTIONS 5 AND 6, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND RUNNING THENCE NORTH 89 DEGREES 17' EAST PARALLEL TO THE CENTER LINE OF LEWIS LANE A DISTANCE OF 375.87 FEET TO AN IRON PIN WHICH MARKS THE NORTHWEST CORNER OF THE SEIM PROPERTY DESCRIBED IN BOOK 59 AT PAGE 597, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE NORTH 0 DEGREES 10' WEST A DISTANCE OF 61.3 FEET TO AN IRON PIN ON THE SOUTH LINE OF THE KIRKPATRICK PROPERTY DESCRIBED IN BOOK 77 AT PAGE 464, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH 89 DEGREES 55' WEST ALONG THE SOUTH LINE OF THE KIRKPATRICK PROPERTY A DISTANCE OF 375.85 FEET TO AN IRON PIN; THENCE SOUTH 0

6402

DEGREES 10' EAST A DISTANCE OF 65.6 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT AN IRON PIN ON THE NORTH RIGHT OF WAY LINE OF LEWIS LANE WHICH LIES SOUTH 0 DEGREES 06' WEST ALONG THE SECTION LINE A DISTANCE OF 153.7 FEET AND NORTH 89 DEGREES 17' EAST ALONG THE CENTER LINE OF LEWIS LANE A DISTANCE OF 527.48 FEET AND NORTH 0 DEGREES 10' WEST A DISTANCE OF 30 FEET FROM THE IRON AXLE WHICH MARKS THE QUARTER SECTION CORNER COMMON TO SECTIONS 5 AND 6, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND RUNNING THENCE NORTH 89 DEGREES 17' EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF LEWIS LANE A DISTANCE OF 20 FEET TO A POINT; THENCE NORTH 0 DEGREES 10' WEST A DISTANCE OF 213.1 FEET TO A POINT; THENCE NORTH 89 DEGREES 17' EAST A DISTANCE OF 355.87 FEET TO AN IRON PIN WHICH LIES ON THE WESTERLY LINE OF THAT CERTAIN PIECE OF PROPERTY KNOWN AS THE SEIM PROPERTY DESCRIBED IN BOOK 59 AT PAGE 597, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE NORTH 0 DEGREES 10' WEST ALONG THE WEST LINE OF THE SEIM PROPERTY A DISTANCE OF 337.04 FEET TO AN IRON PINE; THENCE SOUTH 89 DEGREES 17' WEST PARALLEL TO THE CENTER LINE OF LEWIS LANE A DISTANCE OF 375.37 FEET TO AN IRON PIN; THENCE SOUTH 0 DEGREES 10' EAST A DISTANCE OF 550.14 FEET, MORE OR LESS, TO THE POINT BEGINNING. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS, OR MINERAL RIGHTS OR RECORD, IF ANY.

STATE OF OREGON - COUNTY OF KLAMATH: ss.

Filed for record at request of Money Store the 24th day
of February A.D. 1999 at 2:30 o'clock P. M. and duly recorded in Vol M99
of Mortgages on Page 6396

FEE \$40.00

Linda Smith, County Clerk

by Kathleen Ross