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DEED OF TRUST

THIS DEED OF TRUST is made this 12TH day of NOVEMBER 19 99, between the Grantor(s), LOUISA MAE BROWN (herein "Borrower"), AMERITITLE (herein "Trustee") and the Beneficiary BENEFICIAL OREGON INC. D/B/A BENEFICIAL MORTGAGE CO. a corporation organized and existing under the laws of DELAWARE whose address is 1345 CTR DR, STE D, MEDFORD, OR 97501 (herein "Lender"). Witnesseth:

WHEREAS, Borrower is indebted to Lender in the principal sum of \$76,692.05 evidenced by Borrower's Loan Agreement dated NOVEMBER 12, 1999 and any extensions or renewals thereof (including those pursuant to any Renegotiable Rate Agreement) (herein "Note"), providing for monthly installments of principal and interest, including any adjustments to the amount of payments or the contract rate if that rate is variable, with the balance of the indebtedness, if not sooner paid, due and payable on NOVEMBER 12, 2029

TO SECURE to Lender the repayment of (1) the indebtedness evidenced by the Note, with interest thereon, including any increases if the contract rate is variable; (2) future advances under any Revolving Loan Agreement; (3) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and (4) the performance of the covenants and agreements of Borrower herein contained, Borrower in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of KLAMATH State of Oregon: ALL THAT PORTION OF GOVERNMENT LOT 6 IN SECTION 34, TOWNSHIP 34 SOUTH, RANGE

7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 47 DEGREES AND 12' WEST 760 FEET AND NORTH 30 DEGREES AND 30' EAST 10.2 FEET FROM THE INTERSECTION OF THE WESTERLY LINE OF LALAKES AVENUE WITH THE NORTHERLY LINE OF CHOCKTOOT STREET IN THE TOWNSITE OF WEST CHILOQUIN; THENCE NORTH 47 DEGREES AND 12' WEST PARALLEL AND DISTANT 10 FEET FROM THE COUNTY ROAD, 60 FEET, THENCE NORTH 30 DEGREES AND 30' EAST PARALLEL TO LALAKES AVENUE 120 FEET; THENCE SOUTH 47 DEGREES 12' EAST 60 FEET; THENCE SOUTH 30 DEGREES 30' AND WEST 120 FEET TO POINT OF BEGINNING TOGETHER WITH THE RIGHT TO USE FOR STREET PURPOSES A STRIP OF LAND 10 FEET WIDE BETWEEN THE TRACT CONVEYED HEREIN AND THE COUNTY ROAD, AND AN ALLEY 19.6 FEET ALONG THE NORTHERLY END THEREOF

