

WHEN RECORDED RETURN TO:  
Thompson-Jackson LP  
3700 NW Roosevelt Drive  
Corvallis, Oregon 97330  
Attn: Mary Jackson

Vol. M02 Page 64145

State of Oregon, County of Klamath  
Recorded 11/06/2002 10:35 a m.  
Vol M02, Pg 64145-47  
Linda Smith, County Clerk  
Fee \$ 3.00 # of Pgs 3

'02 NOV 6 AM 10:35

## TRUST DEED

THIS TRUST DEED is made this 31 day of October, 2002, between Thompson-Jackson LP, an Oregon Limited Partnership, as Trustor, whose address is 3700 NW Roosevelt Drive, Corvallis, Oregon 97330, Kelly E. Thompson, as Trustee, whose address is 1575 Redwood Drive, Central Point, Oregon 97502 as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the Klamath Falls property more particularly described on the attached Exhibit "A."

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING performance of the covenant set forth in section 7.3 of the Addendum to Agreement to Purchase Membership and Limited Partnership Interest by of even date, in the principal sum of THREE HUNDRED THOUSAND DOLLARS (\$300,000), payable to the order of Beneficiary at the times, in the manner and with interest and penalties as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security hereof.

Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including Trustee's and attorney's fees in event of default in payment of the indebtedness secured hereby) and to pay reasonable Trustee's fees for any of the services performed by Trustee hereunder, including a reconveyance hereof.

The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

THOMPSON-JACKSON LP

By: Mary Jackson  
Its: member partner  
Date: 10/31/02

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

LOTS 3, 11, 12, 13 AND 14 IN BLOCK 3, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: Said property is within the boundaries of Klamath Irrigation District and is subject to regulations, contracts, easements, water and irrigation rights in connection therewith. By Agreement dated December 14, 1987, recorded December 22, 1987 in Volume M87 Page 22718. |

STATE OF OREGON )

ss.

COUNTY OF BENTON )

On the 31<sup>st</sup> day of October, 2002, personally appeared before me Mary Jackson, known to me to be the General Partner of Thompson-Jackson LP, and that she as such officer, signer and sealer of the foregoing instrument, acknowledged the execution of the same to be her free act and deed individually and as such officer, and the free act and deed of the limited partnership.

In Witness Whereof, I hereunto set me hand.

  
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Notary Public

My Commission Expires:

Feb. 20, 2006

