

Until a change is requested, send
all tax statements to:

Ian M. and Aiko A. Low

P.O. Box 94

Hood River, Oregon 97031

TRUST DEED

This Trust Deed is between Ian M. Low and Aiko A. Low, husband and wife, as Grantors, Columbia Title Company, as Trustee, and Nell L. Hill and R. Lee MacDonald, as Beneficiaries.

Grantors convey to the Trustee, in trust, with power of sale, the following described property, together with any improvements placed thereon:

Lot 10, Block 1, Riverview Park Addition to Hood River, in the City of Hood River, County of Hood River and State of Oregon.

This Trust Deed is given to secure a promissory note, a copy of which is attached hereto as Exhibit A and is hereby incorporated herein by reference. The final payment of principal and interest on the promissory note, if not sooner paid, is due on or before October 10, 1989.

Grantors agree that they will pay the promissory note according to its terms, that they will pay all real property taxes and assessments that may be levied against the property when due, that they will promptly discharge any liens against the property which may be superior to the lien of this Trust Deed, and that they will keep the improvements and landscaping on the property in good condition and repair.

Upon written request of the Beneficiaries, the Trustee may reconvey, without warranty, the property. The grantee in any reconveyance may be described as the "person or persons legally entitled thereto".

Time is of the essence under this Trust Deed. Upon default by the Grantors in the payment of the promissory note or in the performance of any of the promises herein, the Beneficiaries may declare all sums secured hereby immediately due and payable. At that time the Beneficiaries may deliver to the Trustee a written notice of default and election to sell, this Trust Deed and the promissory note, and any other documents evidencing expenditures secured by this Trust Deed. The Trustee shall then fix the time and place of sale and give notice thereof as then required by law.

This Trust Deed inures to the benefit of and binds the parties, their successors and assigns.

If Grantors fail to pay, when due, any amounts required to be paid by Grantors under this Trust Deed, Beneficiaries may pay any or