

KNOW ALL MEN BY THESE PRESENTS, That RAY K. TAYLOR and OZELL TAYLOR, husband and wife,
to grantor paid by BERNIS L. WHITT and ALICE L. WHITT, hereinafter called the grantor, for the consideration hereinafter stated, husband and wife,

Does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The South 45 Feet of Lot 5 and the North 15 feet of Lot 6, TONATEE HOMES, Klamath County, Oregon.

SUBJECT TO that certain Mortgage, including the terms and provisions thereof, dated 2/5/60, recorded 2/26/60 in Vol. 194, page 624 Mortgage REcords, given to secure the payment of the sum of \$14,000.00 with interest thereon and such future advances as may be provided therein, executed by John I. Randle and Dorothy M. Randle, husband and wife, to Commerce Investment, Inc., which mortgage Grantees hereby expressly assume and agree to pay.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances excepting easements and restrictions and rights of way of record and those apparent on the land, and as above set out,

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$18,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).
In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 13th day of May, 1971.

STATE OF OREGON, County of Klamath ss.
Personally appeared the above named RAY K. TAYLOR and OZELL TAYLOR, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Burton E. Gray
Notary Public for Oregon
My commission expires June 16, 1974

NOTE-The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

RAY K. TAYLOR,
et ux,

TO

BERNIS L. WHITT,
et ux,

AFTER RECORDING RETURN TO

Burton Gray
70 Transamerica
600 Main
City

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
14th day of May, 1971,
at 4:04 o'clock P.M., and recorded
in book M 71 on page 4415

Record of Deeds of said County.
Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk

Title.

By Alice C. Leigh Deputy
Fee \$1.50

28-57
THIS TRUST
DAVID R.
ROBERT D.
and BANK OF KLA

Grantor irrevocable
Klamath

Lot 18 in B

which said described real pro
appurtenances and all other r
thereof and all fixtures now or

FOR THE PURPOSE OF
sum of \$4,000.00 with
Beneficiary or order and made
the final payment of principal and

To Protect the Security of the

1. To protect, preserve and
condition and repair; not to remove
improvement thereon; not to comm

2. To complete or restore p
workmanlike manner any building or
constructed, damaged or destroyed th
costs incurred therefor.

3. To comply with all laws, ord
nants, conditions and restrictions affect

4. To keep the buildings now or
insured against loss by fire and against
as the Beneficiary may from time to time
not less than the lesser of the indebtedne
insurable value of said buildings; that suc
by companies satisfactory to the Benefi
such provisions and shall bear such endo
shall require and be delivered to the Benefi
five days prior to the expiration thereof
policies shall be delivered to the Benefi
such insurance shall be applied as Benefi
payment of any indebtedness thereby secu
application or release shall not cure or waiv
notice; that the Beneficiary is authorized in
to compromise and settle with any insur
endorse, negotiate and present for and in the na
any check or draft issued in settlement of t
receive and to apply the proceeds thereof as here

5. To keep said premises free from mecha
pay all taxes, assessments and other charges that
assessed upon or against said property before
taxes, assessments and other charges becom
delinquent and promptly deliver receipts therefor
should the Grantor fail to make payment
by Grantor, either by direct payment or by providi
with funds with which to make such payment, Be
at its option, make payment thereof, and the am
with interest at the rate of eight per cent per an
the obligations described in paragraphs 7 and 8
this trust deed, without waiver of any rights arising
of any of the covenants hereof and for such paym
interest as aforesaid, the property hereinbefore describ
as the Grantor, shall be bound to the same extent the
bound for the payment of the obligation herein describ
such payments shall be immediately due and payabl
notice, and the non-payment thereof shall, at the opti
Beneficiary, render all sums secured by this trust de
diately due and payable and constitute a breach of t
deed.

6. To pay to Beneficiary, at the time of payment
installment of the indebtedness hereby secured
Beneficiary shall estimate to be sufficient to pay
month prior to the time when the amount of the
rates and