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TRUST DEED

28-1964 THIS TRUST DEED, made this 17TH day of December , 19.71, between EDWARD FRIEDMANN AND RUTH A. FRIEDMANN, HUSBAND AND WIFE AS JOINT TENANTS Grantor, , as Trustee, TRANSAMERICA TITLE INSURANCE COMPANY, A CORPORATION, , as Beneficiary, LEON ALEXANDER and WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property County, Oregon, described as:

THE SE1/4 OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 13

EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, 2

OREGON.

FORM No. 881-Oregon Trust Dee

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THIS DEED OF TRUST IS GIVEN TO SECURE THE PAYMENT OF A PORTION OF THE PURCHASE PRICE OF THE WITHIN DESCRIBED PROPERTY.

which said described real property does not exceed three acres, together with all and singular the tenements, hereditaments and ap-purtenances and all other rights thereunto belonging or in anywise now or herealter appertuining, and the rents, issues and profits thereol and all fixtures now or herealter attached to or used in connection with said real estate, FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the

final payment of principal and interest hereof, if not sooner paid, to be due and payable

final payment of principal and interest hereof, if not sooner paid, to To protect the security of this trust deed, grantor agrees: 1. To protect, preserve and maintain said property in good condition and repair, not to remove or demonsibility building or improvement thereon; not to commit or permit any waste of an and the same property of the same of the same property of the same of the same property of the same of the

6. To pay an event within costs and expenses of the trustee incurred in connection with or in enforcing this obligation, and trustee's and altorney's less actually incurred.
 7. To country rights or powers of beneficiary or trustees and any suit for the fourthy rights or powers of beneficiary or trustees angreat, including and proceeding in which the beneficiary or trustees angreat, including and the to the foreclosure of this deed, to pay any suit for the foreclosure of this deed, to pay any suit or the foreclosure of this deed, to pay any suit or the foreclosure of this deed, to pay any suit of the foreclosure of this deed. To pay suit of the foreclosure of this deed, to pay any suit of the foreclosure of this deed. To pay any judgment or devidence of the trial court, & resonable and the angreal from any judgment or fixed by the trial court and in or burther agrees to pay such sum as the appellate court shall adreed.
 It is mitutally agreed that:

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The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is law-

C. E. Barris Marrielle

fully seized in fee simple of said described real property and has a valid, unencumbered title thereto

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and foan association authorized to do business under the faves of Oregon or the United States, or a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches.

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Interwith, payable to beneficiary or order and made by grantor, the to be due and payable 19
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surplus, if any, to the grantor or to his successor in interest entitled to such surplus. If any to the grantor or to his successor in interest entitled to such the surplus. If any the successor or interest entitled to such the appoint a successor or increasing to any trustee named herein or to any successor trustee appointed trustee, the latter shall be vested with all tille, powers and duties whethered upon any trustee herein named or appointed hereinder. Each and by beneficiary, containing reference to this strust deed instrument es of record, which, when recorded in the allife of the County Clerk Decorder of the county or counties in which the property is situated, shall be conclusive proof of proper appointment in this deed, duty create is and acknowledged is made a public record as provided by land, any other deed of trust or of any appointer or proceeding solutions that be there is no obligated to notify any party hereto of proceeding solutions of the rustees in shall be a party unless such arises or the proceeding or trustee shall be any action or proceeding in which finator, beneficing or trustees shall be a party unless such action or proceeding to brought by trustee.

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