7.8 6 Vol 1173rage 2319 227633 TRUST DEED E, YE, wek FORM No. 881-Oregon Trust Deed wek 1st SN 73867 , 19 73 , between February , as Grantor, day of 2-6≢h THIS TRUST DEED, made this William C. Ranson WILLIAM C. Kansom U.S. National Bank, Town & County Branch, Klamath Falls Edward Albert and Fannie L. Croxford , as Trustee, , as Beneficiary, Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property Klamath County, Oregon, described as: and Lot 23, Independence Tracts, Code 41, Map 3909-1111, Tax Lot 4800 (3115 and 31155 Lodi Street., Klamath Falls, Oregon) in 5 SUBJECT TO: Reservations, restrictions and/or rights-2 of way of record and those apparent on the land, 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 hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter 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 sum of FOUT Thousand One Hundred and No/100ths (\$4,100.00) Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable February 26th , 1976. reon according to the terms of a promissory note of even date networkin, payable to benchany of our action, payable to the prove of the payable to the security of this trust deed, grantor agrees: To protect, preserve and maintain said property is good condition. To protect, preserve and maintain said property is good condition. To protect, preserve and maintain said property is good condition. To protect, preserve and maintain said property is good condition. To protect, preserve and maintain said property is good and workmanike trepair in to be making of the pay or plat of said property. To complet or restore prompting and is constructed, damaged or mer any building or improvement without a incurred theretor. To complet with any waste of said property. To complet with any waste of said property is the beneficiary as one for the pay of the proceed and there of the property and the said said property. To complet with any waste of said property is the beneficiary as one constructed, damaged or mer any building or improvement without a failed said is any constructed. To complet with any waste of all lies sanches make the conclusive proof of the proceed soid any matters or lacts sh thereif and the beneficiary and the failing sain in the failing officer of lies er officer, as well and any both dimension of and take possession of said property. This deliver do the beneficiary and heading against inse or damage by first amount not less than \$ INSURDDLE ValUE writen in the same sain as the beneficiary as one filtened as payable to the latter; and profile or officer of lies of the filtened and sain building as provide and contenuous and profile and prosession of asid property. There of any provide and one filtened and say prior to time require. The application of sain the filtene same and to provide as beneficiary as the served and profile to relate the same and to provide and the served and profile and the protectin join in in any charge ty. The shall the manner destroy 3. To comply when my will property: if the beneficially have a Commercian sequence of the structure of th join in cial C the other of the ire or done shait its the time and place of sale, five notice thereol as then required by 86.740 to 86.795. 36.740 to 86.795. 36.740 to 86.795. 36.740 to 86.795. 36.740 to 86.795. 37.740 to 86.795. 39.740 to 86.740 to 86.740 to 87.740 to 87.7

surplus, it any, to the grantor or to his successor in interest entitled to su surplus. 16. For any reason permitted by law beneficiary may from time intere appoint a successor to any trustee named herein or to a successor trustee appointed hereunder. Upub such appointment, and with a successor trustee appointed hereunder. Upub such appointment, and with successor furstee appointed hereunder. Upub such appointment, and with thereunder. Each such appointment and substitution shall be wetted with all to instrument executed by beneficiary, containing reference biles of the Cour-and its place of record, which, when recorded in the olice of the Cour-conclusive proof of proper appointment of the successor furstee. 17. Trustee accepts this trust when this deed, duly executed a acknowledded is made a public record as provided by law. Trustee is sintment, and withou vested with all tirie named or appointed be made by writted ce to this trust dee office of the Count

acknowledged is initially party here obligated to notify any party here trust or of any action or proceed shall be a party unless such action

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto

The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is on active member of the Oregon State Bar, a bank, trust company or sovings and loan association authorized to do business under the laws of Orego; or the United States, or a title insurance company authorized to insure title to real prometry of this state. Its subsidiaries affiliates, agents or branches. NOTE

Section 2 generation

promptly upon beneficiary's request. At any mean from time to time upon written request of bene-att any of its lees and presentation of this deed and the note for

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and that he will warrant and forever defend the same against all persons whomsoever.	
The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are: (a)* primarily for grantor's personal, family, household or agricultural purposes (see Important Notice below), (b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes other than agricultural purposes. This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, execu- tors, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the note secured hereby, whether tors, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the note secured hereby, whether tors, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the note secured hereby, whether tors, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the note secured hereby, whether tors, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the note secured hereby, whether tors, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the more secured hereby, whether tors, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the masculine gender includes the leminine and the neuter, and the singular number includes the plural. IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written. * IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is tor such word is defined in the Truth-in-tending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation Z, the disclosures; for this purpose, if this instrument is to be a FIRST lien to finance disclosures; for this purpose, if this instrument is to be a finstor more being the purchase	
if this instrument is instrument is compliance with the Act not required, disregard this nonce. if this instrument is monite. if this instrument is compliance with the Act not required, disregard this nonce. (occ. 93.490) if the signer of the above is a corporation. (occ. 93.490) state OF OREGON,)ss. County of Klamath)ss. February 26 .19 73 Personally appeared the above named William C. Ransom wide the form of acknowledge the foregoing instru- scorporation.	
ment to be his voluntary act and deed. ment to be his voluntary act and deed. Correction and that the seal affixed to the foregoing instrument is the corporate seal of add corporation and that said instrument was signed and sealed in be- of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me: (OFFICIAL SEAL) Notary Public for Oregon My commission expires: April 19 Notary Public lor Oregon My commission expires: (OFFICIAL SEAL)	
TRUST DEED room No. and room No. and </td <td></td>	
REQUEST FOR FULL RECONVEYANCE U. S. National Bank, To be used only when obligations have been poid. To: Town & Country Branch, , Trustee Klamath Falls, Oregon The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of the terms of said trust deed the	
The undersigned is the legal owner and holder in a introduct on payment to you of any sums owing to you under the legal owner and holder in an introduct on payment to you of any sums owing to you under the levered to you trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the herewith together with said trust deed) and to reconvey and documents to Edward & Fannie L. Croxford estate now held by you under the same. Mail reconveyance and documents to Edward & Fannie L. Croxford DATED: February , 19 73.	

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, 1973

F. L. K

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February-26

INSTALLMENT NOTE

\$4,100.00

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FOR VALUE RECEIVED, I promise to pay to the order of the United States National Bank, Town & Country Branch, Trustee for Edward Albert and Fannie L. Croxford, at Klamath Falls, Oregon, Four Thousand One Hundred and No/100ths Dollars in Oregon, Four Thousand One Hundred and No/100ths Dollars in lawful money of the United States of America, with interest thereon in like lawful money at the rate of 7½ per cent per annum from February 201, 1973, until paid, payable in monthly installments of not less than Fifty and No/100ths (\$50.00) in any one payment, including the full amount of interest due on this note at time of payment of each install-ment. The first payment to be made on the 26th day of March, 1973, and a like payment on the 26th day of each month there-after, until the whole sum, principal and interest, has been paid. It is understood that the balance on this note may be paid at any time without penalty for prepayment. If any of paid at any time without penalty for prepayment. If any of said installments are not so paid, the whole sum of both principal and interest to become immediately due and collectible at the option of the holder of this note.

In case suit or action is instituted to collect this note, or any portion thereof, I promise to pay such additional sum as the Court may adjudge reasonable as attorney's fees in said suit or action.

Due February 26 , 1976, at Klamath Falls, Oregon.

William C. Ranson

TTATE OF OREGON; COUNTY OF KLAMATH; ss. Filed for record at request of Klamath Co Title Co A. D. 1973 at 3:37 clock M , and this _____ day of __Mar_____ duly recorded in Vol. _____, of _____ Mortgages _____ on Page 2319 Wm D. MILNE, County Clerk Fee 6.00 Ala