

A-22864



**TRUST DEED**  
**BROOKS RESOURCES CORP.**

416 E. GREENWOOD BEND, OREGON 97701  
PHONE: (503) 382-1662

1st 7/73 Page 2049

TRUST DEED made this 5th day of March, 1973, between  
Hazel N. Rutledge, a single woman

as grantor,

BROOKS RESOURCES CORP. as beneficiary, and GERALD A. MARTIN as trustee.  
Grantor conveys to trustee in trust with the power of sale the following described property, which does not exceed three acres, in Deschutes County, Oregon; subject to all reservations, easements, conditions and restrictions of record:

Wagon Trail Acreages No. One <sup>First Addition</sup> / Lot 24, Block 4, also known as  
sales lot number 41, Klamath County, Oregon

This trust deed is for the purpose of securing performance of a promissory note of even date executed by grantor and payable to beneficiary.

Grantor agrees:

- (1) To protect, preserve and maintain said property in good condition and repair and not to commit or permit any waste of said property.
- (2) To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property.
- (3) To keep the property free from mechanic's liens and to pay all taxes, assessments, maintenance charges or other charges that may be levied or assessed upon or against said property before the same become past due or delinquent. Beneficiary, at its option, may pay such items when the same become delinquent and the amount so paid shall be added to the principal owing under the promissory note above described at the same rate of interest and with costs for collection.
- (4) To pay all costs, fees and expenses incurred by beneficiary or trustee under this agreement, including the cost of title search and other costs and expenses incurred in connection with or enforcing this obligation, including attorney's fees.
- (5) Upon default by grantor of any provision of this agreement beneficiary may declare all sums secured hereby to be immediately due and payable.

Grantor is the owner of the above described property, free and clear of any encumbrances, except those above described and will warrant and defend the same against all persons.

IN WITNESS WHEREOF, grantor has executed this agreement the day and year first above written.

*Hazel N. Rutledge*  
Hazel N. Rutledge

STATE OF OREGON, County of Deschutes ss March 5 19 73

Personally appeared the above named

and acknowledged the foregoing instrument to be her voluntary act,

Before me: *William D. Milne*  
NOTARY PUBLIC FOR OREGON

My commission expires: August 24, 1976

After recording, this Trust Deed should  
be returned to:  
BROOKS RESOURCES CORPORATION  
Bend, Oregon 97701

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of KIAMATH COUNTY TITLE CO  
this 21st day of March A. D., 19 73 at 4:00 o'clock P. M., and duly recorded in  
Vol. M 73 of MORTGAGES on Page 343

FFB \$ 2.00

WM. D. MILNE, County Clerk  
By *Capitula Campbell*