

A-22933



TRUST DEED
BROOKS RESOURCES CORP.

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

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TRUST DEED made this 13 day of March, 1973, between
Walter W. Sutton

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: Klamath
Lot 1, Block 3, Wagon Trail Acreages Number One, also
known as sales lot number 13, 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 agree-
ment, including the cost of title search and other costs and expenses incurred in con-
nection 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.

STATE OF OREGON, County of Deschutes March 13 19 73

Personally appeared the above named

and acknowledged the foregoing instrument to be his voluntary act.

Before me: Shirley M. Wenecke
NOTARY PUBLIC FOR OREGON
My commission expires: 2/2/75

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 Klamath County Title Co.

this 9th day of March A. D., 1973 at 2:54 o'clock P.M., and duly recorded in
Vol. M73, of Mtgs. on Page 4133

Fee \$2.00

By WM. D. MILNE, County Clerk
Cynthia [Signature]