

A-23079

76321



**TRUST DEED**  
**BROOKS RESOURCES CORP.**  
 416 E. GREENWOOD BEND, OREGON 97701  
 PHONE: (503) 382-1662

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TRUST DEED made this 21 day of April, 19 73, between  
 Carol Gene Shelton and J. Roy L. Shelton, husband and wife  
 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 Klamath County, Oregon; subject to all reservations, easements, conditions  
 and restrictions of record:

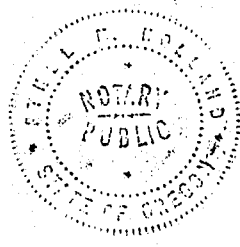
Lot 8, Block 4, Wagon Trail Acreages Number One First  
 Addition, Klamath County, Oregon.

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 ss April 21 19 73  
 Personally appeared the above named Carol Gene Shelton and  
J. Roy L. Shelton  
 and acknowledged the foregoing instrument to be their voluntary act.

Before me: Edward M. Nelson  
 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 KLAMATH COUNTY TITLE CO  
 this 10th day of May A. D., 19 73 at 3:52 o'clock P M., and duly recorded in  
 Vol. M 73, of MORTGAGES on Page 5686.

FEE \$ 2.00

By WM. D. MILNE, County Clerk  
Hazel Dugan