

WITNESSETH:

Beginning at a point 15 inches Easterly from the Southwesterly corner of Lot 2 in Block 17 of ORIGINAL TOWN of LINKVILLE, now City of Klamath Falls, Oregon; thence Easterly along Main Street 29 feet 9 inches; thence Northerly at right angles with Main Street 112 feet; thence Westerly and parallel with Main Street 29 feet 9 inches; thence Southerly 112 feet to the point of beginning, being the Easterly 29 feet 9 inches of the Westerly 31 feet of Lot 2 in Block 17 of ORIGINAL TOWN of LINKVILLE, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

which said described real property does not exceed three acres, together with all and singular the tenements, hereditaments and appurtenances 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 Forty Five Thousand and no/100 ----- 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 10 years after date -----, 19 .

the execution of this trust deed, grantor agrees:

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 demolish any building or improvement thereon; and to permit or permit any waste of said property.

2. To complete or restore promptly and in good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor.

3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property; if the beneficiary so requests, to join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for filing there in the clerk's office as the beneficiary may require and to pay for filing searches made proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the beneficiary.

4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the said premises against loss or damage by fire and such other hazards as the beneficiary may from time to time require, in an amount not less than \$ _____ written in
 latter: all

an amount not less than \$_____ to the beneficiary, with loss payable to the latter; all companies acceptable to the beneficiary, with loss payable to the beneficiary as soon as insured; policies of insurance shall be delivered to the beneficiary as soon as insured; if the grantor shall for any reason to procure any such insurance and to the satisfaction of the beneficiary at least fifteen days prior to the expiration of the term of the policy to the beneficiary at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on the building; the beneficiary may procure the insurance policy may be applied by beneficiary collected under any fire insurance policy secured hereby and in such order as collector upon any fire insurance policy secured hereby and in such order as collector may determine, or at option of beneficiary the entire amount so collected shall in part thereof, may be released to grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any

not cure or avoid said such notice.

5. To keep said premises free from mechanics' liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against said premises, any part of such taxes, assessments and other charges become past due or delinquent and promptly deliver to the beneficiary, should the grantor or any other person, any taxes, assessments, insurance premiums or other charges payable by grantor, either in cash or by payment or by providing beneficiary with funds with which to make such payment or by providing beneficiary with a promissory note to make such payment, beneficiary must, at the rate set forth in the note secured by the amount so delivered with the obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become a part of the principal of the trust deed, without interest, and such payments, with interest as aforesaid, the principal of the trust deed and such payments, with interest as aforesaid, the principal of the trust deed, shall be immediately due and payable with notice, and the nonpayment thereof shall, at the option of beneficiary, render all sums secured by this trust deed immediately due and payable and shall constitute a default in the trust deed.

6. To pay all costs, fees and expenses of this trust including the cost of title search as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation, and trustee's and attorney's fees actually incurred.

[illegible]

It is mutually agreed that:

[illegible]

9. At any time and from time to time upon written request of beneficiary, payment of its fees and presentation of this deed and the note

fiary, payment of its fees and presentation to the

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

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 loan association authorized to do business under the laws of Oregon or the United States, or a title insurance company authorized to insure title to real estate in the State of Oregon, its subsidiaries, affiliates, agents or branches.

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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, executors, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the note secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine 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 not applicable; if warranty (a) is applicable, the beneficiary MUST comply with the Truth-in-Lending Act and Regulation Z by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use S-N Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, use S-N Form No. 1306, or equivalent.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 93.490)

STATE OF OREGON,

County of Klamath } ss.
May 21, 1973

Personally appeared the above named
FAY L. LEONG and YIM LIN LEONG
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-5-75

STATE OF OREGON, County of Klamath) ss.

Personally appeared _____, 19____, and _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

TRUST DEED

(FORM No. 881)

Grantor

Beneficiary

STATE OF OREGON,
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 11th day of June, 1973, at 11:11 o'clock P.M., and recorded in book N 73 on page 7212.
Record of Mortgages of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

Deputy

By Ira M. Shadwell

Ret; Ira M. Shadwell

Attorney at Law

P. O. Box 2128

Redding, California 96001

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: _____, Trustee

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 said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to _____

DATED: _____, 19____

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

FILE 4.00