

A-23514



TRUST DEED
BROOKS RESOURCES CORP.

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

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TRUST DEED made this 9 day of June, 1973, between
Donald G. Brown and Marva E. Brown, 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 Deschutes County, Oregon; subject to all reservations, easements, conditions and restrictions of record:

Lot 28, Block 4, Wagon Trail acreages Number One, First

Addition, Klamath County, Oregon (also known as sales lot number 37)

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.

Donald G. Brown

Donald G. Brown

Marva E. Brown

Marva E. Brown

STATE OF OREGON, County of *Jane* ss *June 28* 1973

Personally appeared the above named Donald G. Brown and Marva
and acknowledged the foregoing instrument to be their voluntary act. Brown

Before me:

Charles O. Port

NOTARY PUBLIC FOR OREGON

My commission expires: *10/2/76*

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 *1st* day of *August* A. D., 19 *73* at *12:54* o'clock *PM.*, and duly recorded in
Vol. *1173* of *Mortgages* on Page *9962*

WM. D. MILNE, County Clerk

By *Wm D Milne*

Fee 2.00

STATE OF OREGON