

A-23724

82141

Vol. <sup>m</sup>73 Page 13379

# TRUST DEED

## BROOKS RESOURCES CORP.

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

TRUST DEED made this 3 day of August, 1973, between  
James J. Ferns and Gloria S. Ferns, 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 1, Block 4, Wagon Trail Number One, Klamath

County, Oregon (also known as sales lot number 26)

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.

*James J. Ferns*  
James J. Ferns  
*Gloria S. Ferns*  
Gloria S. Ferns  
August 3 1973

STATE OF OREGON, County of Deschutes ss.  
Personally appeared the above named James J. Ferns and  
Gloria S. Ferns,

and acknowledged the foregoing instrument to be their voluntary act.

Before me: *Ed M. Holland*

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

NOTARY PUBLIC FOR OREGON  
My commission expires: 8/24/76

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 3rd day of OCTOBER A. D., 1973 at 11:53 o'clock A. M., and duly recorded in  
Vol. M 73 of MORTGAGES on Page 13379

FFE \$ 2.00

WM. D. MILNE, County Clerk

*By - Hazel Brazil deputy*

OF KLAMATH; ss. 11:4 12:11 1973  
TE N. SCHEER  
11/14/73 at 12:10 o'clock  
82141 Vol. 73