

81080

Vol. 71¹² Page 16584

and

WITNESSETH:

in

Klamath County, Oregon

and all fixtures now or hereafter attached to or used in connection with the above premises.

sum of

To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain said property in good condition

2. To complete or restore promptly and in good and workmanlike manner any building or improvement which may be constructed, damaged or

3. To comply with all laws, ordinances, regulations and restrictions affecting said property; if the beneficiary so requests, to

4. To provide and continuously maintain insurance on the building

an amount not less than \$... with loss payable to the latter; all companies acceptable to the beneficiary,

5. To keep said premises free from mechanics liens and to pay all taxes and other charges that may be levied or assessed upon said premises.

6 To pay all costs, fees and expenses of this trust including the costs of the trustee incurred

7 To appear in and defend any action or proceeding purporting

It is mutually agreed that:

under the right of eminent domain or condemnation, beneficiary shall have

9. At any time and from time to time upon written request of the

Me, transfer covenants and agrees to and with the beneficiary and those claiming under him, that he is law-

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an individual who is a resident of Oregon or the United States, or a title insurance company domiciled in and authorized to do business under the laws of Oregon or the United States.

1. consent (in case of full reconveyance, for cancellation), without affecting

10 Upon any default by grantor hereunder, beneficiary may at any

11. The entering upon and taking possession of said property, the

12. Upon default by grantor in payment of any indebtedness secured

13. Alter default at any time prior to five days before the date set b

14. Otherwise, the sale shall be held on the date and at the time as

15. When trustee sells pursuant to the powers provided herein, trust

16. For any reason permitted by law beneficiary may from time

shall be conclusive proof of proper appointment of the successor trustee.

shall be a party unless such action or proceeding is brought by or on behalf of the United States.

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 and the beneficiary is a creditor or such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act not required, disregard this notice.

(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.
December 26, 19 73
Personally appeared the above named Rod E. Travis, and Rose M. Travis
J. V. and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Erica W. Brown*
Notary Public for Oregon
My commission expires: 11-12-74

STATE OF OREGON, County of _____) ss.
_____, 19____
Personally appeared _____ 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 31 day of Dec., 19 73, at 10:37 o'clock a.m., and recorded in book M-73 on page 6584 or as filing fee number 84680, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title
Deputy Clerk Deputy

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Joe Keller
4816 Hwy 39
Klamath Falls, Ore

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.