90991

TRUST DEED

THIS TRUST DEED, made this 30th day of Ronald E. Phair and Lorrayne Phair Transamerica Title Co. Adele M. Norwood

, 19 . 74 , between , as Grantor, , as Trustee, , as Beneficiary,

and

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property Klamath County Oregon described as: County, Oregon, described as:

Lot 4 Block 5 First Addition to Kelene Gardens 4831 Derby Place Klamath Falls, Ore.

SUBJECT TO: Contracts and/or liens for irrigation and.or drainage of Klamath Irrigation District; Rules, regulations, drainage assessments of South Suburban Sanitary District; Recervations, restrictions, conditions, and set back lines shown on the dedication of the Plat of First Addition to Kelene Gardens.

sum of Dollars, with interest thereon according to the terms of a promissory note of even date berewith, payable to beneficiary or order and made by grantor, the

The granter covenants and agrees to and with the beneficiary and those claiming under him, that he is lawserred in his simple of said described real property and has a valid, unencumbered title thereto

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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, lamily, household or agricultural purposes (see Important Notice below),

(b) for an organization, or (even it 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 nean 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 leminine 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 apposite.)

STATE OF OREGON, Klamath

County of Personally appeared the above named (1656)

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(OFFICIAL FILE MESTAL) CEAL.

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Notary Public for Oregon My commission expires:

STATE OF OREGON, County of

Personally appeared

who, being duly swarn. each for himself and not one for the other did say that the former is the mesident and that the latter is the

secretary of

and that the soal allived to the longing instrument is the corporate sail of said corporation and that said instrument was signed and sealed in helalf of said corporation by authority of its bound of directors, and each of them achieved ledged said instrument to be its voluntary act and deed.

Betweener

(OTTICIAL SEAL)

SED	10	Grentor	Beneficary		within instruc-	fine day of Jan. and recorded at the fact of the fact	aid County.	one X ale	Title.	Deputy	9 + 0 0 0 × 4 1 € 8	
TRUST DEED	Ronald S. Fhair and	Frair	Morwood	OREGON,	for that the	clock N.M.,	orrigages of s.	County affixed.		Apparatus de contrata de la contrata del contrata del contrata de la contrata del la contrata de la contrata del la contra	The state of the s	
TRI	Ronald	Lorrayne Fhair	Adele M.	STATE OF OREGON	County of	Str. day of	Record of M	County affine	Byttan		A taken a sala	

REQUEST FOR THE RECONVEYANCE

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 dies ted, 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:

Reneficiary

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