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92795 WARRANTY DEED

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This Indenture Witnesseth, THAT SHIRLEY T. JACKSON,

hereinafter known as grantor for the consideration hereinafter recited, ha s bargained and sold, and by these presents do grant, bargain, sell and convey unto NIELS L. BREDAHL,

his heirs and assigns, the following described premises, situated in Klamath Oregon, to-wit:

Lots 12 and 13 in Block 14 of ST. FRANCIS PARK, Klamath County, Oregon.

SUBJECT TO: Taxes for the current fiscal year 1974-75, which are now a lien but not yet payable; Easements and Rights of Way of record and those apparent on the land, if any; Regulations, including levies, assessments. water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way, and easements of the South Suburban Sanitary District; Reservations, including the terms and provisions thereof, as shown in Deed recorded June 7, 1940, in Book 129 at page 542, Deed Records of Klamath County. Oregon; Restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin as shown on the recorded plat of St. Francis Park; and Set-back provisions as delineated on the recorded plat, 25 feet from front

The true and actual consideration for this transfer is \$ 14,750.00.

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee

his helps and assigns forever. And the said granter does hereby covenant to and with the said his heirs and assigns, that she is the owner in fee simple of said premises that they are free from all incumbrances, except as above set out,

and that she will warrant and defend the same from all lawful claims whatscever, except those

IN WITNESS WHEREOF, grantor has hereunto set hand and seal day of September

(SEAL) Shirley & necker (SEAL)

STATE OF OREGON, County of Klamath September 6th Personally appeared the above named SHIRLEY T. JACKSON

and acknowledged the foregoing instrument to be her voluntary act and deed.

PUDLIC: GANORIG: GORDON & SISEMORE

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Leed Owene

Notary Public for Oregon.
My commission expires 5-14-76

Reliern Until a change is requested, all tax statements shall be sent to the following name and address:

Klamath Falls, Oregon

First Federal Savings & Loan Association 540 Main Street Klamath Falls, Oregon 97601

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 9 day of Sent.

19.74, at 10:50o'clock a M., and recorded in book

M-74 on page 11962 Record of Deeds of

Witness my hand and each of County offixed.

01-09711

29-7745

92796

Vol. MIN Page

TRUST DEED

THIS TRUST DEED, made this 5th day of September NIELS L. BREDAHL, a single man

, as grantor, William Ganong, Jr., as trustee, and FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, a corporation organized and

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

Lots 12 and 13 in Block 14 of ST. FRANCIS PARK, Klamath County,

which said described real property does not exceed three acres, together with all and singular the appurtenances, tenements, hereditaments, rents, issues, profits, water rights and other rights, easements or privileges now or hereafter belonging to, derived from or in anywise appertaining to the above described premises, and all plumbing, lighting, heating, vontilating, air-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds. Foot covering in place such as wall-to-wall carpeting and line-leum, shades and built-in ranges, dishwashers and other built-in appliances now or hereafter installed in or used in connection with the above described premises, including all interest therein which the granter has or may hereafter acquire, for the purpose of securing performance of

This trust deed shall further secure the payment of such additional money, if any, as may be lossed hereafter by the beneficiary to the grantor or others having an interest in the above described property, as may be evidenced by a note or notes. If the lindebtedness secured by this trust deed is evidenced by a mote or notes. If the lindebtedness secured by this trust deed is evidenced by a note or note, the openficiary may credit payments received by it upon more than one note, the openficiary may credit payments received by it upon any of said notes or part of any payment on one note and part on another, as the beneficiary may elect.

The grantor hereby covenants to and with the trustee and the beneficiary herein that the stid primiter and priparty conversed by the trust deed are free and clear of all persons and administrators shall warrant and defend his said title thereto against the claims of all persons whomsover.

The grantor covenants and agrees to pay said note according to the terms thereof and, when due, all tares, assessments and other charges levied against said property; to keep said property free from all encumbrances having precedence over this trust deed; to complete all buildings and course of construction or hereafter constructed on said preparts within six months from the date hereof or the date construction is hereafter commenced; to repair and restore promptly and in good workmanike manner any building or improvement on said property which may be damaged or destroyed and pays, when due, all tares, and administratory of the property which may be damaged or destroyed and pays, when due, all tares, and administratory of the property which may be damaged or destroyed and pays, when due, all tares, and a property which may be damaged or destroyed and property of the construction; to replace any work or materials unsatisfactory to beneficiary within fifteen days after written notice from hereficiary of such fact; not to remove or destroy any buildings or improvements now or hereafter exceed upon said property in good repair and to commit or suffer now as of seld premises; to keep all buildings, and improvements now or hereafter exceed upon said property in good repair and to commit or suffer now as of seld premises; to keep all buildings, property and improvements now or hereafter exceed upon said property in good repair and to commit or suffer now as of seld premises; to keep all buildings, and improvements now of seld-and all sufficients of secured by this trust deed, to deep all buildings and improvements now of secured by this trust deed, to deep all buildings and improvements now of secured by the beneficiary to the prope

in a sum not jest than the original principal sum of the node or obligation relicity, out to deliver, on the company or companies acceptable of the beneficiary at least approved loss psyable clause in favor of the beneficiary attached and with permitting paid, to the principal paids of the beneficiary attached and with permitting paid, to the principal and the beneficiary shall have discretion obtain insurance for the benefit of the inentificary, which insurance discretion obtain insurance for the benefit of the inentificary, which insurance shall be non-cancellable by the grantor during the full term of the policy thus obtained.

In order to provide regularly for the prompt payment of sald taxes, assessments on other charges and insurance prentitums, the note or obligation secured to the control of the company of the prompt payment of principal and interest payable under the terms of the note or obligation secured only the prompt payment of the charges of the prompt payment of principal and interest payable under the terms of the note or obligation secured ing vertice and payable with respect to said property within each succeeding vertice nonths, and aiso one-thirty-sixth (1/86th) of the insurance prentitums payable with respect to said property within each succeeding vertice nonths, and aiso one-thirty-sixth (1/86th) of the insurance prentitums payable with respect to said property within each succeeding the payable with respect to said property within each succeeding the payable with respect to said property within each succeeding the payable with respect to said property within each succeeding the payable with respect to said property within each succeeding the payable with respect to said property within each succeeding the payable with respect to said property within each succeeding the payable with respect to said property within each succeeding the payable with respect to said property within each succeeding the payable with respect to said property within each succeeding the payable with respect to sa

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iii. For any reason permitted by law, the beneficiary may from time to time appoint a successor or successors to any trustee named herein, or to any successor trustee apoint a successor trustee apoint as uncessor trustees. It is not trusteen any trusteen any trusteen and without conveyance to the successor trustees that the successor trustees apointment and without conveyance to the successor trustees and the possible trustees the successor trustees and duttee sonferred upon any trustees the successor appointment and substitution shall be made or appointment of the place of record, which, when recorded in the office of the country conduits in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee. 11. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record, as provided by law. The trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action are recording in which the grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by the trustee.

12. This deed applies to, inures to the benefit of, and binds all parties here to, their heirs, legates devisees, administrators, executors, successors and assigns. The term "beneficiary" shall mean the holder and owner, including piedges, of the note secured hereby, whether or not named as a beneficiary includes the productions of the many colline in construing this deed and whenever the context so requires, the manifolds are productioned in the singular number includes the pural. not then be due had no default occurred and thereby cure the default.

8. After the lapse of such time as may then be required by law following the recordation of said notice of default and giving of said notice of saie, the trustee shall sell said property at the time and place fixed by him in said notice of saie, either as a whole or in separate parcels, and in such order as he may determine, at public auction to the highest bidder for cash, in lawful money of the United States, payable at the time of, saie. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of saie and from time to time thereafter may postpone the sale by public announcement. IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal the day and year first above written. STATE OF OREGON County of Klamath 888. THIS 13 TO/CERTIFY that on this..... IN TESTIMONY WHEREOF, I have hereunto set my hand and affired my notarial seal the day and year last above written Notery Public for Oregon
My commission expires: 5-14-76 (SEAL) Loan No. STATE OF OREGON Ss. TRUST DEED I certify that the within instrument was received for record on the 9 day of Sept , 19.74, at 10:50o'clock a.m. and recorded in book m. 74 ... on page 11963 Record of Mortgages of said County, TO FIRST FEDERAL SAVINGS & Witness my hand and seal of County LOAN ASSOCIATION FIRST FEDERAL SAVINGS 540 Main St. Klamath Falls, Oregon REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been pold The undersigned is the legal owner and holder of all indebtedness secured by the faregoing trust deed. All sums secured by add trust deed are 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 arsument to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said used) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the First Federal Savings and Loan Association, Beneficiary

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