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M. 74 page 13189STATE OF OREGON,
County of Klamath } ss.

Filed for Record at Request of

Name CIT FINANCIAL SERVICES

Address P.O. BOX 1660

City and State KLAMATH FALLS, OREGON

Filed for record at request of:
TRANSAMERICA TITLE INS. COon this 8th day of OCTOBER 1974
at 1:01 o'clock P. M. and duly
recorded in Vol. M 74 of Mortgages
Page 13189

WM. D. MILNE, County Clerk

By *[Signature]* Deputy.

DEED OF TRUST

BENEFICIARY: CIT FINANCIAL SERVICES, INC.

ADDRESS:

GRANTOR (1): OSCAR J. LANCE 410-03-6698

GRANTOR (2): EDNA LANCE

ADDRESS: 505 N. 5TH. ST. KLAMATH FALLS, OREGON 97601

GRANTOR (3): JUANITA K. VILLALBA

NAME OF TRUSTEE: TRANSAMERICA TITLE INSURANCE COMPANY

ADDRESS: 600 MAIN ST. KLAMATH FALLS, OREGON 97601

LICENSE NO.

AGE 60 BRANCH 48207 LOAN NO. 16-4218
AGE 64

DATE OF FIN. LOAN	DATE FINANCE CHARGE BEGINS TO ACCURE IF OTHER DATE OF FIN. LOAN	NUMBER OF MONTHLY PAYMENTS	AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE OF NEXT PAYMENT	OTHER PAYMENTS DUE SAME DATE EACH MONTH	DUE DATE FINAL PAYMENT
10-1-74	10-7-74	60	\$ 179.37	\$ 154.00	11-7-74	7	10-7-79
AMOUNT FINANCED	FINANCE CHARGE	TOTAL OF PAYMENTS	ANNUAL PERCENT AGE RATE				
\$ 6064.56	\$ 3175.44	\$ 9240.00	18.00%				
				INSURANCE PREMIUM \$ 277.20			

THIS DEED OF TRUST SECURES FUTURE ADVANCES. MAXIMUM OUTSTANDING \$

By this Deed of Trust, the undersigned grant, if more than one, joint and several, for the purpose of securing payment of a Promissory Note of even date from Trustor to Beneficiary above named, and all future advances from Beneficiary to Trustor, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, transfers and assigns to the above named Trustee in trust, with power of sale, the following described real estate together with all improvements thereon, which property Trustor certifies does not exceed three acres, situated in Oregon, County of KLAMATH

Lot 7 in Block 9 of STEWART, Klamath County, Oregon.

If the Trustor shall fail to pay when due the terms and conditions of this Deed, then this Trust Deed shall become null and void.

Trustor agrees to pay when due all taxes, liens and assessments that may accrue against the above described property and shall maintain insurance in such form and amount as may be satisfactory to the Beneficiary in said Beneficiary's favor, and in default thereof Beneficiary may that is not obligated to do so and without waiving its right to declare a default, effect said insurance in its own name or pay such lien, tax or assessment. The premium, tax, lien or assessment paid shall be immediately reimbursed by Trustor to Beneficiary.

Should Trustor sell, convey, transfer or dispose of, or further encumber said property, or any part thereof, without the written consent of Beneficiary being first had and obtained, then Beneficiary shall have the right, at its option, to declare all sums secured hereby forthwith due and payable.

Upon default by Trustor in payment of any installment hereunder or in the performance of any agreement hereunder all sums secured hereby shall immediately become due and payable at the option of Beneficiary and without demand but upon notice to Trustor. In such event and upon written request of Beneficiary, the Trustor shall sell for lawful money of the United States the property then subject to this Deed of Trust, as a whole or in separate parcels, at Beneficiary's option, in accordance with the provisions of the laws of the State of Oregon, in force at the time of such sale, and if in separate parcels in such order as Beneficiary may direct, a public auction to the highest bidder for cash, the lawful money of the United States payable at the time of sale. Trustor may postpone the sale of all or any portion of said property by written oral announcement at the time and place of sale, and from time to time thereafter may postpone such sale by public oral announcement at the time fixed by the preceding postponement. Trustor shall apply the proceeds of sale to payment of all sums then secured hereby and the remainder, if any to the person or persons legally entitled thereto.

Beneficiary may, without the concurrence of Trustor and for any reason, by instrument in writing substitute a successor to any Trustee named herein as before said, which instrument when properly acknowledged and recorded in the office of the County Clerk of the County where said property is located, shall be conclusive proof of proper substitution of such successor Trustee, who shall succeed to all its title, estate, rights, powers and duties.

This Deed inures to the benefit of, and binds all parties hereto to their heirs, assigns, administrators, executors, successors and assigns. THE UNDERSIGNED TRUSTOR HEREBY GRANTS A POWER OF SALE TO THE TRUSTEE IN CASE OF DEFAULT AND OF ANY NOTICE OF SALE HEREUNDER BE MAILED TO HIM AT HIS ADDRESS HEREINBEFORE SET FORTH.

Signature of Trustor

[Signature]
[Signature]
[Signature]
Edna K. Lance
Juanita Villalba

STATE OF OREGON

COUNTY OF KLAMATH

Before me (OFFICIAL SEAL)

My Commission Expires

My Commission Expires

My Commission Expires

My Commission Expires

My Commission Expires

My Commission Expires

My Commission Expires

My Commission Expires

My Commission Expires

My Commission Expires

My Commission Expires

Personally appeared the above named Edna K. Lance, Juanita Villalba
and acknowledged the foregoing instrument to be
voluntary act and deed.

[Signature]
RICHARD J. WICKLINE
NOTARY PUBLIC - OREGON

My Commission Expires 12-31-77