

A-25569

Brooks Resources



98553

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416 Northeast Greenwood
Bend, Oregon 97701

TRUST DEED

TRUST DEED made this 20 day of February, 1975, between
Douglas Gordon Horner, a Single Man

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 10, Block 1, Wagon Trail Acreages, Number One, Klamath County, Oregon. (AKA Sales Lot # 10)
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 agreement, including the cost of title search and other costs and expenses incurred in connection 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.

YOU HAVE THE OPTION TO VOID THIS CONTRACT OR AGREEMENT IF YOU DID NOT RECEIVE A PROPERTY REPORT PREPARED PURSUANT TO THE RULES AND REGULATIONS OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN ADVANCE OF, OR AT THE TIME OF YOUR SIGNING THE CONTRACT OR AGREEMENT; AND YOU HAVE THE RIGHT TO REVOKE THE CONTRACT OR AGREEMENT WITHIN 48 HOURS AFTER SIGNING THE CONTRACT OR AGREEMENT IF YOU DID NOT RECEIVE THE PROPERTY REPORT AT LEAST 48 HOURS BEFORE SIGNING THE CONTRACT OR AGREEMENT.

Douglas Gordon Horner
Douglas Gordon Horner

STATE OF OREGON, County of Deschutes ss. Feb 26 1975
Personally appeared the above named Douglas Gordon Horner

and acknowledged the foregoing instrument to be his voluntary act.

Before me: Lorothy J. Sargent

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

NOTARY PUBLIC FOR OREGON
My commission expires: May 3, 1976

STATE OF OREGON; COUNTY OF KLAMATH ss.

Filed for record at request of KLAMATH COUNTY TITLE CO
this 4th day of MARCH A. D., 1975 at 3:40 o'clock P.M., and duly recorded in
Vol. M 75 of MORTGAGES on Page 2503

FEE \$ 2.00

WM. D. MILNE, County Clerk

By Nazal Drake Deputy