

Brooks Resources



20766

16978

 416 Northeast Greenwood
 Bend, Oregon 97701

Phone: (503) 382-1662

Vol. 76 Page

TRUST DEED

 TRUST DEED made this 6 day of OCTOBER, 1976, between

Stan S. Sevruck Jr., A Single Man.

as grantor,
 BROOKS RESOURCES CORPORATION as beneficiary, and GERALD A. MARTIN as trustee.
 Grantor conveys to trustee in trust with the power of sale the following described property, which is
 not currently used for agricultural, timber or grazing purposes, in Klamath
 County, Oregon; subject to all reservations, easements, conditions and restrictions of record:
 Lot 3, Block 6, Wagon Trail Acreages Number One, Second Addition,
 Klamath County, Oregon. (Aka Sales Lot # 105)

This trust deed is for the purpose of securing performance of a promissory note executed by grantor and
 payable to beneficiary dated OCTOBER 6, 1976

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 all 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 attorneys' 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 your contract of agreement by notice to the seller if you did not
 receive a Property Report prepared pursuant to the Rules and Regulations of the Office of
 Interstate Land Sales Registration, U.S. Department of Housing and Urban Development, in
 advance of, or at the time of your signing the contract or agreement. If you received the Property
 Report less than 48 hours prior to signing the contract or agreement you have the right to revoke
 the contract or agreement by notice to the seller until midnight of the third business day following
 the consummation of the transaction. A business day is any calendar day except Sunday, or the
 following business holidays: New Year's Day, Washington's Birthday, Memorial Day, Inde-
 pendence Day, Labor Day, Veteran's Day, Columbus Day, Thanksgiving and Christmas."

Stan S. Sevruck Jr.
 Stan S. Sevruck Jr.

STATE OF OREGON, County of DESCHUTES, ss: October 6, 1976
 Personally appeared the above named Stan S. Sevruck Jr.

and acknowledged the foregoing instrument to be his voluntary act.

Before me: *Dorothy P. Sargent*

After recording, this Trust Deed should
 be returned to:
 BROOKS RESOURCES CORPORATION
 416 N.E. Greenwood, Bend, Oregon 97701

NOTARY PUBLIC FOR OREGON
 My commission expires May 3, 1980

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 25th day of
OCTOBER A.D., 1976 at 3:50 o'clock P.M., and duly recorded in Vol. M 76,
 of MORTGAGES on Page 16978.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By *Hazel Dray* Deputy

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