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6. 881-Oregon Trust Deed Series-TRUST DEED.	۷C	1. Jargunstall gorous	SHING CO., PORTLAND, OR. \$7204
25753	TRUST DEED		
THIS TRUST DEED, made this Garl Spaulding and Fern Spa	24th day of	May	, 19 76 , between , as Grantor,
Klamath County Title Company Carsel Development Company and	이 집에는 것은 것을 위한 것은 이 것을 것을 것 같아.	mpany	, as Trustee, , as Beneficiary,
Grantor irrevocably grants, bargains, Klamath County, Oregon,	WITNESSETH: sells and conveys to trust	ي محمد الحريق المراجع الله المحمد المحمد المحمد المحمد المحم	of sale, the property
승규는 사람은 실패하고 있었다. 이는 것은 것은 것은 사람들은 소리가 나라 것을 수 있다.	25 Block	44 Acres5.	.13
° First Additi	on to Klamath Forest Est	ates a second	
as recorded	in Klamath County, O	regon	

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

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together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appertaining, and the rents, issues and prolits thereol and all lixtures now or hereafter attached to or used in connec-tion with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the Sum of <u>Two Thousand and Forty-five and no/100</u> Dollars, with interest thereon according to the terns of a promissory note of even date herewith, payable to beneficiary or order and middle by grantor, the Inal payment of principal and interest hereoi, il not sooner paid, to be due and payable <u>Dec. 24</u>, 1983 Inal payment of principal and interest hereoi, il not sooner paid, to be due and payable The date of maturity of the debit secured by this instrument is the date, stated above, on which the linal installment of said note becomes due and payable. In the event the within described property, or any part thereoi, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the grantor without lirst having obtained the written consent or approval of the beneficiary, there, at the beneficiary's option, all obligations secured by this instrument, irrespective of the naturity dates expressed therein, or herein, shall become immediately due and payable. To above described real property is not currently used for ogsicultural, timber or grazing purposes. To protect the security of this trust deed, grantor adrees: (a) coment to the making of any map or plat of said property; (b) join in

then, at the beneficiary's option, all obligations secured by this instruction, shall become innuediately due and payable.
The above described real property is not currently used for agricult
To protect the security of this trust deed, grantor agrees:
1. To protect preserve and maintain said property in good condition and renair; not to remove or demolish any building or improvement thereon; or described real pay and in good and workmanike distribution of permit any waste of said property.
To complete or restore promptly and in good and workmanike distribution of the pay the distribution of the

decree of the triar court, grantor lurther agrees to pay such sum as the ap-pellate court shall adjudge reasonable as the beneficiary's or trustee's attor-ney's less on such appeal. It is mutually agreed that: B. In the event that any portion or ull of said property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, it is to elects, to require that all or any portion of the monies payable to pay all reasonable costs, expresses and attorney's less main the appendent applied by famitor in such taking, which are in excess of the annually readered to pay all treasonable costs, expresses and attorney's less inclusive and applied by it first upon any reasonable costs and explaid on the truther when there is new proceedings, and the balance applied upon the indebiedness secured hereby; and grantor agrees, shall be meesnary in take such actions and execute such instruments agrees, shall be meesnary in take such action-permation, promptly upon herefielarly's require upon written request of bene-tions.

Aranics Afres, at its uncessary in obtaining such units intruments as shall be necessary in obtaining such unon beneliciary's request. The and from time to time upon written request of bene-its lees and presentation of this deed and the note for its lees and presentation of this deed and the note for e of full reconveyances, for cancellation), without affecting person for the payment of the indebtedness, trustee may licinry', endorsement

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(a) consent to the making of any map or plat of said property; (b) join in symboridination or other agreement is creating any restriction thereon; (c) join in any suboridination or other agreement allecting this deed or the lien or otherge thereol; (d) reconvey, without warranty, all or any matter of the lien or otherge thereol; (d) reconvey, without warranty, all or any matter of the lien or otherge thereol; (d) reconvey, without warranty, all or any matter of the lien or otherge thereol; (d) reconvey, without warranty, all or any matter of the lien or brand legally entitled thereto. The present of the receiver of the services mentioned in this partacephant hereon, by agent or by a receiver to be applied of the truthistic thereon, by agent or by a receiver to be applied of the receiver to be applied of the receiver to present of the independent of the service of the receiver to be applied on the receiver to be service of the receiver to be applied on the receiver to be service of the receiver the service of the receiver to be applied on the receiver to be service of the receiver to be applied on the service and the receiver to be applied on the receiver the receiver to be applied on the receiver to be applied to the service applied on the receiver to be applied on the receiver to a the receiver to be applied on the receiver to be applied to the service applied to the receiver to a the receiver to be applied to the sevent applied to the application and the receiver to a the rece

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upon i inclary may deter. 11: The 'e collection of such insurance policies (property, and the waive any default pursuant to such

maintime philos of complexition or relevant and one and domenic shall not cure or waive any default or notice of default hereunder or invalidate any act dome pursuant to such notice by granutor in payment of any indebtedness secured 11. Upon defaults by granutor in payment of any indebtedness secured thereby in this peeced any payment between the hereunder, the heneliciary may declar at the above described real property is currently used for agricultural, timber or faring purposes, the heneliciary may proceed to loreclose this trust deed in equity, as a mortfage in the manner provided by law for mortfage for developing and the above described real property is not so currently used for agricultural, timber or faring purposes, the heneliciary may proceed to loreclose this trust deed in equity, as a mortfage in the trustee to foreclose this trust deed in equity as a mortfage or direct the trustee to foreclose this trust deed in equity as a mortfage or direct the trustee to foreclose this trust deed in the latter event the beneliciary or the trustee shall execute and cause to be recorded his written and place of sile. Above oncies of the sum of the solid deveribed real property to satisfy the oblightions secured hereby, where upon the trustee shall be the default and his election to self the said deveribed real property to satisfy the oblightions secured hereby, where upon the trustee shall be the foreclose this trust deed in the namene provided by Revertisement and sale. The trustees shall be default and his election the second as the foreclose the trust end of the Star event or other persons op privileged by ORS 86.760, may prior the duration of the trustees and attorney's ferson or other persons op privileged by Core Star (above the truste shall be default and three fore the data and the star event and trustees and to be able the start of the start event in the second and the rustees and to reclose the start and to be able the start of the start and the second and the information the trustees shall be default

16. For any reason permitted by law beneficiary may from time to point a successor or successors to any trustee named herein or to any 16. For any reason permitted by law beneliciary may from time to time appoint a successor or successors to any unster narrot herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title powers and duties conterred upon any frustee herein ramed or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneliciary, containing reference to this trust deed and its nace of record, which, when recorded in the office of the County and its place i Clerk or Record shalf be conclu 17, Tru acknowledged oblighted to m trust or of an ustee, cuted and stee is not ter dred al prop this ublic ty her

NOTE: The frust Deed Act provides that the trustee hereunder must be either an altornoy, who is an active ar savings and loan association awhorized to do business under the laws of Oregon or the United States, a property of his state, its subsidiaries, affiliates, agents or branches, or the United States or any agency there

3078 Ó . The grantor covenants and agrees to and with the beneliciary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto 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 lor grantor's personal, lamily, household or agricultural purposes (see Important Notice below), (b) <u>lor-unregenizations or (seen if granter is astronor proces</u>) are der barrante as a process. (POPP) This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, execu-tors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract 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 feminine 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. Gar. anty (a) or (b) is ---aniy (a) or (b) is lary is a creditor Regulation Z, the fmaking required T lien to finance 5 or equivalent; 5 m No. 1306, or gard this notice. und TO 447 C Grantor Fet (Individual) MAST AN Grantor 120 STATE OF CALIFORNIA SS COUNTY OF TOS No. undersigned, a Notary Public in and for said 9 the Kine) 55. State, personally anneared · Fern Spauldin Spaulding GArl 190 and known to me Chat the former is the to be the person & whose name a live subscribed that the lotter is the to the within instrument and acknowledged that Your executed the same. ****************** OFFICIAL SEAL DARLENE P. PRINGLE a corporation Notary Public - California PRINCIPAL OFFICE IN LOS ANGELES COUNTY My Commission Expires March 30, 1980 WITNESS my hard and is the cornorate seal ed and sealed in be-irectors; and each of is the Nall Signatu ntary act and deed. (OFFICIAL SEAL) Name (Typed or Printed) (This area for official notarial seal) L-16 711 12 Company and Grantor id return to: 5 Forest Estates 7 Park West, Suite 7 California 90067 Depu Beneficiar ¥6. Count 林乡 5 TRUST DEED 5 within said c and cord Edsel Development Company and DEEDING DEPT. page. When recorded return to Klamath Falk Forest Est 1801 Century Park Wes Los Angeles, Californic Spaulding hand Klamath 881) lock A.M., the Fern Spaulding AW PUB. CO.. 5 Development OF OREGON Milne d of Mortgages c Witness my ha UO FORM No. that number Clerk County of . I certify recei A. affixed Garl 200 200 1.4 34 Mm day I cer was file County ATTN: STATE book. Carsel County or as fi Record 1 By ment 22 5 5 REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid A a a a , Trustee 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 directed, 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: 56 Beneficiary ape 2 τ. Έ Do not loss or destroy this Trust Deed OR THE NOTE which a trible bit. و مرد 395 19