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

Lot 3, Block 1, Tract 1091, Lynnewood, in the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, free of all encumbrances except reservations, restrictions, easements and rights-of-way of record and those apparent upon the land.

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 profits thereof 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

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NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attamey, who is an active member of the Oregon State Bar, or savings and loan association authorized to do business under the lows of Oregon or the United States, a title insurance company, authorized property of this state, its subsidiaries, affiliates, agents or branches, or the United States or any agency thereof.

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5486 The grantor covenants and agrees to and with the beneficiary 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 1 and that he will warrant and forever delend the same against all persons whomsoever. XXXXARCRRRA 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. \* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (o) is applicable and the beneficiary is a creditor or such word is defined in the Truth-in-lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, use Stevens-Ness Form No. 1305 or equivalent; if the signer of the above is a consertion. Saurence A. Wagner Rita D. Wagner Tita K) (l)agner (If the signer of the above is a corporation, use the form of acknowledgment opposite.) (OR5 93.490) STATE OF OREGON, STATE OF OREGON, County of ... County of Klamath March 25, 19 77 ....., 19..... ..... Personally appeared Personally, appeared the above named Dawrence. A. G. Rita D. Wagner, Jusband & Wife each for himself and not one for the other, did say that the former is the president and that the latter is the and lacknowledged the foregoing instru-ment to be their voluntary act and deed. secretary ol ..... and that the seal allixed to the loregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-hall of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me: (OFFICIAL) Bettere res: SEAL) State Decision Notary Public for Oregon MMy commission expires: 3-7-79 Notary Public for Oregon (OFFICIAL SEAL) My commission expires: \$ 7,650.00 Klamath Falls, Oregon March 25 I (or if more than one maker) we, jointly and severally, promise to pay to the order of ....; *19*.....77 City of Klamath Falls at 226 S. 5th St., Klamath Falls, OR 97601 Seven Thousand Six Hundred Fifty & 00/100ths with interest thereon at the rate of 8 1/2 per cent. per annum from March 25, 1977, Lawrence A. Wagner Rita D. Wagner 1.4.5.4 TRUST DEED STATE OF OREGON (FORM No. 881) NESS-LAW PUB. CO., PORTL SS. County of KLAMATH I certify that the within instrument was received for record on the lst\_\_\_\_\_day of <u>A<sup>2</sup> RIL\_\_\_\_\_</u>, 19, 77, at 3:10\_\_\_\_\_o'clock P\_\_\_M., and recorded SPACE RESERVED Grantor FOR as file/reel number...27551 RECORDER'S USF Record of Mortgages of said County. Witness my hand and seal of Beneficiari AFTER RECORDING RETURN TO County affixed. WM. D. MILNE 1 COUNTY CLERK 0.1.1.1.2.3 1 has FEE \$ 6.00 By. 12 Reputy - C Stand in Same Sugar 1. T. M. T. M. M. A.