

DEED OF RECONVEYANCE

Vol. 77 Page 7835

38-12422-L

The undersigned trustee or successor trustee under that certain trust deed dated July 23, 1976, executed and delivered by Donald E. Loder & Doris Jean Loder as grantor and recorded on July 29, 1976, in book M76 at page 11568 of the Mortgage Records of Klamath County, Oregon, conveying real property situated in said county described as follows:

Lot 20 and the Westerly $\frac{1}{2}$ of Lot 21 in Block 37 Hot Springs Addition

having received from the beneficiary or beneficiaries under said trust deed a written request to reconvey said premises, reciting that the obligation secured by said trust deed has been fully paid and performed, does grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in said premises.

IN WITNESS WHEREOF, the undersigned trustee has caused its corporate name be signed hereunder by its officers duly authorized thereunto by order of its Board of Directors.

DATED: May 6, 1977.

TRANSAMERICA TITLE INSURANCE COMPANY

By William B. Doane
Assistant Secretary Trustee

STATE OF OREGON, County of Klamath ss.

May 6, 1977.

Personally appeared William B. Doane

who, being duly sworn, did say that he is the Assistant Secretary of Transamerica Title Insurance Co., a corporation, and that said instrument was signed on behalf of said corporation by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me:

Eileen L. Shaw
Notary Public for Oregon
My commission expires: 6-13-80

(OFFICIAL SEAL)

TRUSTEE'S DEED OF
RECONVEYANCE

TRANSAMERICA TITLE
INSURANCE COMPANY
TO

AFTER RECORDING RETURN TO

Don Loder
P.O. Box 1750
City

FEE \$ 3.00

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of MAY, 1977, at 11:25 o'clock A.M., and recorded in book M77 on page 7835 of Record of Mortgages of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title
By Hazel May Deputy

7831

8. Mortgagee shall be entitled to all compensation and damages received under right of eminent domain, or for any security voluntarily released, same to be applied upon the indebtedness;
9. Not to lease or rent the premises, or any part of same, without written consent of the mortgagee;
10. To promptly notify mortgagee in writing of a transfer of ownership of the premises or any part or interest in same, and to furnish a copy of the instrument of transfer to the mortgagee; a purchaser shall pay interest as prescribed by ORS 407.070 on all payments due from the date of transfer; in all other respects this mortgage shall remain in full force and effect.

The mortgagee may, at his option, in case of default of the mortgagor, perform same in whole or in part and all expenditures made in so doing including the employment of an attorney to secure compliance with the terms of the mortgage or the note shall draw interest at the rate provided in the note and all such expenditures shall be immediately repayable by the mortgagor without demand and shall be secured by this mortgage.

Default in any of the covenants or agreements herein contained or the expenditure of any portion of the loan for purposes other than those specified in the application, except by written permission of the mortgagee given before the expenditure is made, shall cause the entire indebtedness at the option of the mortgagee to become immediately due and payable without notice and this mortgage subject to foreclosure.

The failure of the mortgagee to exercise any options herein set forth will not constitute a waiver of any right arising from a breach of the covenants.

In case foreclosure is commenced, the mortgagor shall be liable for the cost of a title search, attorney fees, and all other costs incurred in connection with such foreclosure.

Upon the breach of any covenant of the mortgage, the mortgagee shall have the right to enter the premises, take possession, collect the rents, issues and profits and apply same, less reasonable costs of collection, upon the indebtedness and the mortgagee shall have the right to the appointment of a receiver to collect same.

The covenants and agreements herein shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

It is distinctly understood and agreed that this note and mortgage are subject to the provisions of Article XI-A of the Oregon Constitution, ORS 407.010 to 407.210 and any subsequent amendments thereto and to all rules and regulations which have been issued or may hereafter be issued by the Director of Veterans' Affairs pursuant to the provisions of ORS 407.020.

WORDS: The masculine shall be deemed to include the feminine, and the singular the plural where such connotations are applicable herein.

IN WITNESS WHEREOF, The mortgagors have set their hands and seals this 5 day of May, 19 77

Talmadge B. Starr (Seal)
Talmadge B. Starr

Dorothy D. Starr (Seal)
Dorothy D. Starr

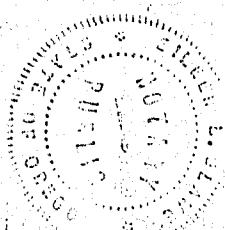
ACKNOWLEDGMENT

STATE OF OREGON,

County of Klamath } ss.Before me, a Notary Public, personally appeared the within named Talmadge B. Starr and

Dorothy D. Starr, his wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS by hand and official seal the day and year last above written.



Eileen J. Yarnall
Notary Public for Oregon

My Commission expires 6-13-80

MORTGAGE

L. M66321FROM STATE OF OREGON, TO Department of Veterans' AffairsCounty of KLAMATH } ss.

I certify that the within was received and duly recorded by me in KLAMATH County Records, Book of Mortgages.

No. M 77 Page 7833 on the 6th day of MAY 1977 WM.D.MILNE KLAMATH County CLERK

By Hazel Drazic Deputy.

Filed MAY 6th 1977 at o'clock 11:25 A.
Klamath Falls, Oregon

County Clerk By Hazel Drazic Deputy.

After recording return to:
DEPARTMENT OF VETERANS' AFFAIRS
General Services Building
Salem, Oregon 97310

FEE \$ 6.00

Form L-4 (Rev. 5-71)

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Form No. 0-155
(Previous Form No. 0-154)