

A-28210  
**Brooks Resources**



022396

Vol. M Page 12304

416 Northeast Greenwood  
Bend, Oregon 97701  
Phone: (503) 382-1662

## TRUST DEED

TRUST DEED made this 25th day of June, 1977, between  
James M. Nelson, 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  
County, Oregon; subject to all reservations, easements, conditions and restrictions of record:  
Lot 4, Block 8, Wagon Trail Acres #1, Second Addition, Klamath

County, Oregon. (aka sales lot #174)

This trust deed is for the purpose of securing performance of a promissory note executed by grantor and  
payable to beneficiary dated June 25, 1977

**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.

James M. Nelson  
James M. Nelson

STATE OF OREGON, County of Deschutes, ss:

Personally appeared the above named James M. Nelson, a single man

and acknowledged the foregoing instrument to be his

voluntary act.

Before me:

NOTARY PUBLIC FOR OREGON

My commission expires: April 11, 1980

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 12th day of  
July A.D., 1977 at 3:20 o'clock P.M., and duly recorded in Vol. M 77,  
of Mortgages on Page 12304.

FEE \$3.00

WM. D. MILNE, County Clerk

By Pat M. Cullough Deputy