FORM No. 881-Oregon Trust Deed Series-IRUST DEED.

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THIS TRUST DEED made this1.4day ofDECEMBER1977., betweenFRANK RAMIREZ & MOLLIE RAMIREZ, H & W AS TENANTS BY THE ENTIRETY, as Grantor,TRANSAMERICA TITLE INSURANCE CO., as Trustee,and WELLS FARGO REALTY SERVICES INC., TRUSTEE UNDER TRUST # 7219, as Beneficiary, DECEMBER 19 77., between

WITNESSETH:

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

Lot 24 in Block 7 OREGON SHORES SUBDIVISION-Tract #1053, in the County of Klamath, State of Oregon, as shown as the map filed on October 3, 1973 in Volume 20, Pages 21 and 22 of MAPS in the-office of the County Recorder of said County.

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 sum of <u>TWO THOUSAND NINE HUNDRED AND EIGHT AND 48/100 CENTS</u> Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the linal payment of principal and interest hereoi, if not sooner paid, to be due and payable <u>19</u>, <u>19</u>

The above described real property is not currently used for agriculation of the security of this trust deed, grantor agrees: 1. To protect, preserve and maintain said property in good condition and repair, not to remove or demolish any building or improvement thereon; To complete or restore promptly and in good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor. 3. To complete or restore promptly and in good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor. 3. To complete interciption of property: if the benelicary so requests, to join in executing such linancing statements pursuant to the Unitorn Commer-cial Code as the beneliciary may require and to pay to filling same in the proper public ollice or oscies, as well as the cost of all lien searches made by liling officers or searching agencies as may be deemed desirable by the benelicary. 4. To arovide and continuously maintain insurance on the building.

Thing officers or searching agencies as may be deemed desirable by the elicitary. 4. To provide and continuously maintain insurance on the buildings wor hereafter erected on the said premises against loss or damage by lire such other hazards as the beneficiary may from time to time require, in manuant not less than 3 the beneficiary may from time to the second panies acceptable to the said energy with loss payable to the latter; all ites of insurance now to procure any such insurance and to the said policies to the beneficiary at least litteen days prior to the expira-of any policy of insurance now or hereafter placed on said buildings, beneficiary may procure the same at grantor's expense. The amount pay advertiser so conter insurance policy may be applied by benefi-try upon any indebtedness secured hereby and in such order as beneficiary of determine, or at option of beneficiary the entire anount as coefficient, p determine, or at policy of insurance policy and in such order as beneficiary of the substedness secured hereby and in such order as beneficiary of determine, or at option of beneficiary the entire amount as coefficient, and beneficiary the sume and prime and beneficiary of the substedness of the secured there and the sume and there and the solution of beneficiary the sufficer and the solution and beneficiary the sufficer and the solution of beneficiary the suffic concriticary may procure the collected under any life or other ciary upon any indebtedness secu-may determine, or at option of d any part thereol, may be full or at don provide the second at don protection of the second tart of the second and the second faren, assessments and other chars against aid property before any charges become past due or deling to beneficiary; should the senior ments, insurance premiums, liene

notice of action. I free from construction lens and to pny an trees that may be levied or assessed upon or y part of such fares, assessments and other inquent and promptly deliver receipts thereion r fail to make payment of any fares, assess a or other charges payment of any fares, assess to a other charges payment of the second relation of the second second second second interest at the rate set forth in the note secured those described in paragraphs 6 and 7 of this a tree of the cate set forth in the note secured those described in paragraphs 6 and 7 of this a tree of the debt secured by this the second second second second of the the second second second second second second of the the second se indumit solid property before any part of such taxes, assessments and which there on the property before any part of such taxes, assessments in survance premiums, liens or other charges payable by granicr, either by direct payment or by providing beneficiary with funds with which to bright the oblight of the payment of the oblight of the oblight of the payment of the oblight of the oblight of the payment of the oblight of the oblight of the payment of the payment of the oblight of the oblight of the oblight of the tax of the payment of the oblight of the payment of the

court shall adjudge reasonable as t lees on such appeal. It is mutitually agreed that: 8, In the event that any portion or the right of eminent domain or conde il it so elects, to require that all or pensation for such taking, which art all reasonable costs, expenses and d by grantor in such proceedings, t by it first upon any reasonable cost of the such and the such as the s all of said property shall

plat of said property; (b) join in striction thereon; (c) join in any this deed or the lien or charge (a) constant to the making of any map or granting any easement or creating any resisubordination or other agreement allecting thereol; (d) reconvey, without warranty, all grantee in any reconveyance may be dess legally entitled thereto," and the recitles the subore thereo grante legally be co. service

Vol. 7 Page 2903 PUBLISHING CO., PORTLAND, OH. 97204

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o such notice. Upon delault by grantor in payment ol any in his performance ol any agreement hereunder inty agreement hereunder, the immediately due and payable, sal property is currently used beneficiary may proceed to for in the manner provided by eal property is not and in the above due, timber or grating purp-deed in equily, as a localogue, and a second localogue, and a second local grat and a second in the latter and assessible real pro-upon the trustee shall i void assessible real pro-trustee lor. Should the then alter default at a trustee lor i the trustee ORS 86,760, may pay tively, the entire amou obligation secured ther enforcing \$50 each) oth be due had to default foreclose this Leneliciary or notice of defau atisty the oblig proceed to to 86.795. e benelicia

y elect to foreclose by advertisement and price to live days before the date set by

For any reason permitted by nf a successor or successors to rustee appointed hereunder. U teu sors to any ider. Upon se, the latte any trus

provides that the trustee ation authorized to do bu

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	The grantor covenants and agrees to and with fully seized in fee simple of said described real prop	h the beneficiary and those claiming under him, that he is law- erty and has a valid, unencumbered title thereto
	and that he will warrant and forever defend the sa	me against all persons whomsoever.
A DECEMBER OF	(a)* primarily for grained a private set set set set set set set set set s	(a) or (b) is is a creditor lation Z, the FRANK RAMIREZ wing required or equivedent; No. 1306, or d this notice. WOLLIE RAMIREZ 93.45 /1 STATE OF OREGON, County of) as.
	STATE OF ØKEGON, GALIAL California Los Angeles January 17th, 19.78. Personally appeared the above named Frank And Mollie Ramirez	Personally appeared
1	and acknowledged the foregoing instru-	, a corporation, and that the seal allized to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be- of said corporation by authority of its board of directors; and each of half of said corporation by authority to be its voluntary act and deed.

OUTICIAL SEAL SAMUEL CONCIALDI NOTARY PUDLIC CALIFORNIA PRINCIPAL OFFICE IN LOS ANGLES COUNTY Ny Commission Explose Jong 8, 1981 TO ADDRESS JONG 8, 1981

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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:

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Beneficiary

Do not fose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be m

TRUST DEED (FORM No. 881) DETEVEMENTERS LAW PUB. CO FORTLAND. ORC. FRANK RAMIREZ MOLLIE RAMIREZ Grantor	SPACE RESERVED FOR RECORDER'S USE	STATE OF OREGON I certify that the within instru- ment was received for record on the .16th.day ofFebruary
INC., AFTER RECORDING RETURN TO WELLS FARGO REALTY SERVICES 572 E. GREEN ST. PASADENA, CA 91101 Mth. Mtt. Succession	INC.,	Mm. D. Milne County Clerk Title By Burnether State Deputy Fee \$6.00

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