38-14484

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46317

TRUST DEED

day of THIS TRUST DEED, made this William D. Roat and Lenora J. Roat

, as Grantor, , as Trustee. , as Beneficiary,

, between

Transamerica Title Co. S. P. Eugene Federal Credit Union

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

Lot 7, Block 8, Tract No. 1042, TWO RIVERS NORTH, in the County of Klamath, State of in Oregon.

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 fixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the FOR THE PURPOSE.

sum of three thousand nine hundred six dollars and 81/100 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 Oh

theteon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the 10 84

The above described real property is not currently used for agric.

To protect the security of this trust deed, frantor agrees:

I. To protect, preserve and maintain said property in good condition and repair, not to move or demotish any hindring or improvement thereon.

To complete or restore promptly and property.

To complete or restore promptly and be constructed, damabel or manner any hundring or improvement which may be constructed, damabel of destroyed the teron, and pay when the all costs incurred therefore.

To comply with all laws, ordinances, regulations, covenants, countries and restriction affecting said property; if the beneficiary or reguest, to join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for tiling same in the cial Code as the born offices, as well as the cost of all lien searches made proper public office or offices, as well as the cost of all lien searches made by tiling officets or searching agencies as may be deemed desirable by the beneficiary.

join in executing such linancines statements pursuant to the states same in the call Code as the beneficiary may require and to pay for thing same in the call Code as the beneficiary may require and to pay for thing same in the call Code as the beneficiary may require and to pay the pay thing officers or searching agencies as may be deemed desirable by the pay thing officers or searching agencies as may be deemed desirable by the pay thing officers or searching agencies as may be deemed desirable by the pay thing officers or searching agencies as may be deemed desirable by the pay thing officers or searching agencies as may be deemed desirable by the pay thing officers or searching agencies as may be deemed desirable by the pay the

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(a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon, (c) join in any suburdination or other adreement allecting this deed or the liet or charge thereof; (d) reconvey, without warranty, all or any part of the property. The grantee in am reconvexance may be described as the person or property and the conditions of property. The convey without warranty, all or any part of the property. The convey property and the receitable there is any matter or hard shall be conditioned in the particularly shall be not less than \$8.

If Upon any default by granter hereafter, because the story and the warranty all the matter of his particularly shall be not less than \$8.

If Upon any default by granter hereafter, beneficiary may at any part thereby or upon and take processin of said property of any part thereby, in its own name sue or otherwise collect the resistes and expenses of operation and collection, including those past due and unjudding teasmable alterney's fees upon any indebtedness secured hereby, and in such order as beneficiary may determine.

If The entering upon and taking possession of said property, the collection of such reasts secured hereby, and in such order as beneficiary may determine.

issues and profits, including those past due and unpant, and apply the same less costs and expense of operation and collection, including reasonable attorney's fees upon any indebtedness secured hireby, and in such order as breefective may determine.

11. The entering upon and taking possession of said property, the collection of such rems, issues and profits, or the proceeds of the and other property, and the application of releast thereof as allowed of the insurance policies or notice of such rems, issues and profits, or the proceeds of the and other property, and the application or releast thereof as allowaid, shall not cure or property, and the application of releast thereof as allowaid, shall not cure or pursuant to such artice.

12. Upon default in Stanton in particular of any including any action of releast thereof as allowaid, shall not cure of pursuant to such artice.

12. Upon default in Stanton in particular of any including any or and default stanton or grain of the property is currently used for agricultural, and if the above used hereby immediately does and paradich in such an event declare all stanton described real property is currently used, the borne forefore the such currently used, the borne forefore the currently of the subtraction of the further way to be forefore this trust deed in aquity as a first

surplus of the first permitted by Tay benches any significal to such surplus.

Into append a successor of conservation by Tay benches its max bear from the successor of conservation by the first permitted by Tay benches its max bear from the successor of the first permitted by the surplus of the first benches the first permitted by the conservation of the first benches the first permitted by the conservation of the first benches the first permitted by the conservation of the first permitted by the fi

Most the transport Angles are that the frame have also must be a their an atterney, which are been provided of the Chapar Date Book a paint of a company of the Chapar Date Book at the first and the form of the Chapar of the Chapar Date Book at the first and the form of the Chapar of the Chapar Date of the Chapar Dat

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

nd that he will warrant and forever defend the sai	me against all persons whomsoever.	
The grantor warrants that the proceeds of the loan real (a)* primarily for grantor's personal, tamily, househout (b) for an organization, or (even if grantor is a natural purposes.  This deed applies to, inures to the benefit of and be contract secured hereby, whether or not named as a beneficial purpose of the process of the secured hereby, whether or not named as a beneficial purpose of the process of the process of the secured hereby, whether or not named as a beneficial purpose includes the leminine and the neuter, and the neuter, and the purpose if warranty (a) is applicable and the beneficiary not applicable; if warranty (a) is applicable and the beneficiary or such word is defined in the Truth-in-Lending Act and Regulation by making the purpose, if this instrument is to be a FIRST light such such purpose, if this instrument is to be a FIRST light such such purposes, if this instrument is to be a FIRST light such such purposes.	sinds all parties hereto, their heirs, legatees, doesn't beneficiary shall mean the holder and owary herein. In construing this deed and wheneved the singular number includes the plural. So hereunto set his hand the day and year is a creditor lotion Z, the king required en to finance or equivolent; No. 1306, or	evisees, administrators, execu- ner, including pledgee, of the ver the context so requires, the er first above written.
equivalent. It compliance will	a mas nome.	
(If the signer of the above is a corporation, use the form of acknowledgment apposite.)  (OPS	93 4901	) ss.
STATE OF OREGON,	STATE OF OREGON, County of	an
County of San	Personally appeared	who being duly swort
Personally appeared the above named William D. Roat and		Sidelit and this
Lenora J. Roat		retary of , a corporatio
and acknowledged the foregoing instru- ment to be their voluntary act and deed. Before me:	and that the seal affixed to the foregoing of said corporation and that said instrume half of said corporation by authority of its them acknowledged said instrument to Before me:	instrument is the corporate se int was signed and sealed in b s board of directors; and each be its voluntary act and dee
COFFECIAL Lours of Stalcup		(OFFICIA SEAL)
Notary Public for Oregon  My commission expires: Dec 5, 1981	Notary Public for Oregon	52,
My commission expires: Dec 5,	My commission expires:	
	DUEST FOR FULL RECONVEYANCE only when abligations have been paid.	
	, Trustee	
TO:	trus	st deed. All sums secured by

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said the undersigned is the legal owner and noider of all indeptedness secured by the toregoing 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 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:

, 19

Beneficiary

TRUST DEED  (FORM Mo. 851)  STEVENS NESS CAA FUB CO. PONTLANC ORG.  Granton  Beneticiary  AFTER RECORDING RETURN TO	SPACE REBERVED FOR RECORDER 5 USE	County of Klamath  I certify that the within in ment was received for record on 16t bay of April 197 at 3:28 o'clock PM, and recein book M78 on page 7274 as the reel number 46317 Record of Mortgages of said County Witness my hand and se County affixed.  Wm. D. Milne  County Clerk  By Amaddway Alanch D.
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Fee \$6.00