55097

M-88280X6107

TRUST DEED

Vol. M78 Page 20548

THIS TRUST DEED, made this 8 day of July, 1978, between Lauren E. Heinzen and Lunita E. Heinzen Husband and wife as tenants by the entirety, as Grantor, TRANSAMERICA TITLE INSURANCE COMPANY, a CALIFORNIA CORPORATION as Trustee, and WELLS FARGO REALTY SERVICES, INC., a CALIFORNIA CORPORATION, TRUSTEE as Beneficiary.

WITNESSETH:

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

Lot 25 in Block 27 of Tract 1113-Oregon Shores-Unit 2 as shown on the map filed on December 9, 1977 in Volume 21, Page 20 of Maps in the office of the County Recorder of said County.

[illegible]

Forty Five Hundred 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 final payment of principal and interest hereof, if not sooner paid, to be due and payable August 25, 1988

[illegible]

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

[illegible]

[illegible]

[illegible]

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and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are: (a)* primarily for grantor's personal, family, household or agricultural purposes (see Important Notice below), (b)* for an organization, or (even if grantor is a natural person) are for business or commercial purposes other than agricultural purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, 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 (a) is applicable and the beneficiary is a creditor as 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. If compliance with the Act not required, disregard this notice.

Warren F. Heinzen
Juanita F. Heinzen

Witnessed by Chris Hanson
July 8, 1978

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF _____ } ss.
County of _____

STATE OF _____ County of _____) ss.
_____, 19____.

STATE OF HAWAII,
COUNTY OF Honolulu } SS.

On July 13, 1978 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Chris Hanson known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposed and said: That he resides at 39-1 Ala Makana Road Hilo, Hawaii that he was present and saw Warren F. Heinzen and Juanita F. Heinzen personally known to him to be the persons described in, and whose names are subscribed to the within and annexed instrument, execute the same, and that affiant subscribed their name thereto as a witness to said execution.

Signature Cyprie C. Kehoe

FOR NOTARY SEAL OR STAMP

(Both Deed Have Been fully paid and satisfied. You are hereby 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: _____, 19____.

_____
Beneficiary

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

TRUST DEED

_____
Grantor

SPACE RESERVED FOR RECORDER'S USE

_____
Beneficiary

After recording return to:
Klamath Cargo Realty
572 S. Green St.
Klamath Falls, Oregon
97601

STATE OF OREGON
County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of September, 19 78, at 10:56 o'clock A.M., and recorded in book M78 on page 20548 or as file/reel number 55097, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk Title
By Sandra L. Hitch Deputy

Fee $6/00