

TRUST DEED

Vol. *M-78* Page *27187*

WITNESSETH:

Lot 16, Block 1, Mountain Lakes Homesites, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LESLIE DEED

73415 CA 056209

FOR THE PURPOSE OF SECURING PERFORMANCE OF

final payment of principal and interest hereof, if not sooner paid, to be due and payable _____.

The above described real property is not currently used for agricultural, timber or grazing purposes.

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

2. 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.

beneficiary. The trust is to maintain insurance on the buildings

act done pursuant to such notice.

render all sums secured by this trust deed void and of no effect and constitute a breach of this trust deed. and I agree that this trust including the co-

in connection with or in enforcing this obligation and whether
has actually incurred.

pollate chair chair w/leg
ney's loss on such aspect

and execute such instruments as shall be necessary in obtaining such

endorsement (in case of full reconveyances, for cancellation), without affect

be conclusive proof of the truthfulness thereof. Trustees fees for any services mentioned in this paragraph shall be not less than \$5.

ney's fees upon any indebtedness secured thereby, the court said, the court may determine.

waive any default or notice of default hereinafter or hereinafter
 pursuant to such notice.

required by law and proceed to foreclose this trust deed
 as provided in ORS 86.740 to 86.795.

be due had no default occurred, and thereby cure the default, in which case the proceedings shall be dismissed by the trustee.

of the truthfulness thereof. Any person, excluding the grantor, the grantee and beneficiary, may purchase at the sale.

surplus, if any, to the grantor or to his successor in interest entitled to so

shall be a party unless such action or proceeding is brought by

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, or the United States or any agency thereof.

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 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: (a) by lining out, whichever, normally (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor or holder, it is defined in the Truth-in-Lending Act and Regulation Z; the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose, if this instrument is to be a first lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act not required, disregard this notice. (If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 93.400)

STATE OF OREGON,

County of Los Angeles

October 12, 1978

Personally appeared the above named

XXXXXX Webb XXXX

Timothy P. Webb

Timothy P. Webb

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Marie P. Geiger

Notary Public for Oregon



OFFICIAL SEAL

MARIE P. GEIGER

NOTARY PUBLIC CALIFORNIA

PRINCIPAL OFFICE IN

VENTURA COUNTY

MY COMMISSION EXPIRES DEC. 11, 1978

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: Trustee

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: 1978

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

(FORM No. 881)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Webb

Grantor

Dore, Dore & Young

Grantor

Beneficiary

AFTER RECORDING RETURN TO

KLAMATH COUNTY TITLE CO.

Attn: Milly

20818

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 14th day of December, 1978, at 11:01 o'clock A.M., and recorded in book M-78 on page 27187 or as file/roll number 59219. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

Fee \$6.00 By Jacqueline D. Milne Title Deputy