PASADENA, CA 63486 Vol: 79 Page 5014 TRUST DEED Verlin D. Teasley and Maurine M. Teasley, Husband & Wife as tenants by the entiage Gyantor, , as Trustee, TRANSAMERICA TITLE INSURANCE CO. and WELLS FARGO REALTY SERVICES INC., TRUSTEE UNDER TRUST NO. 7219 , as Beneficiary,

TATE OF OFFOR' I

STEVENS-NESS LAW PUBLISHING CO., PORTLAND. OR. 9720

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

nalikeet stations.

menine it Lot 23 in Block 8 OREGON SHORES SUBDIVISION-Tract #1053, in the County of Klamath, State of Oregon, as shown on the map ধর্মদেশ ৫\* filed on October 3, 1973, in Volume 20, pages 21 and 22 of MAPS in the office of the County recorder of said County. 110814 1991 241

TRUST DEED

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

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therein, shall become immediately due and payable. The above described real property is not currently used for agricultural, timber or grazing purposes.

The above described red property is not currently used for dentul To protect the security of this trust deed, grantor agrees: 111 1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of said property. 2. To complete or restore prompily and in food 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 comply with all flows, ordinances, regulations, covenants, condi-tions and restrictions allecting statements pursuant to the Uniform Commer-cial Code as the beneficiary may require and to pay tor liling same in the proper public offices, as well as the cost of all lien searches made by liling officers, or searching agencies as may be demed desirable by the beneficiary. 4. To provide and continuously maintain insurance on the buildings

tions and restrictions altecting said property; if the Beneliciary so requests, to prime call. Code as the beneliciary and terminal to the Uniform Communication of the Beneliciary and the end of all liens surches indice the property of the beneliciary. The beneliciary and the surches indice the property of the beneliciary of the surches and the surch surches a surch beneliciary and the denied desirable by the beneliciary of the surches a surch beneliciary and the beneliciary indices or surching agencies as may be deemed desirable by the beneliciary accessful to the based as the beneliciary and the beneliciary indices of the surface of the s

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surplus, if any, to the grantor or to his surcessur in internal entitled to such surplus. It any reason permitted by law beneliciary may from time to time appoint a subcrease or subcreases to sure transcentering appointment, and subcreases trustee appointed between the latter shall be wreted with all tile-powers and duties conterted upon any trustee herein named or appointed hereunder. Each such appointment and subcritication to the any latter start by the subcrease of the latter shall be made by written instrument executed by beneficiary, containing reference to this trust deed and its place of record, which, when recorded in the place the County Clerk by Recorder of the county or containing reference to this trust deed and its place of record or proceed appointment of the successor trustee. 17. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public treord as provided by law. Trustee is not obligated to only any party hereto of pending sale under any other deed of trust or of any netion or proceeding in which know, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attainey, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to da 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.

	LST <del>0</del> -5015
The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is law- fully 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.
(a)* primarily for grantor's personal, landy, house (b) for an organization; or (even if granter is a m	n represented by the above described note and this trust deed are: shold or agricultural purposes (see Important Notice below), atural-person) are for business or commercial purposes other than agriculture!
tors, personal representatives, successors and assigns. The contract secured hereby, whether or not named as a benefit maccultae dender includes the feminine and the neuter, a	binds all parties hereto, their heirs, legatees, devisees, administrators, execu- term beneficiary shall mean the holder and owner, including pledgee, of the iciary herein. In construing this deed and whenever the context so requires, the nd the singular number includes the plural.
IN WITNESS WHEREOF, said grantor h	as hereunto set his hand the day and year first above written.
* IMPORTANT NOTICE: Delete, by lining out, whichever warran not applicable; if warranty (a) is applicable and the benefician or such word is defined in the Truth-in-Lending Act and Res beneficiary MUST comply with the Act and Regulation by m	guilation Z, the VERLIN D. TEASLEY
disclosures; for this purpose, if this instrument is to be a risk the purchase of a dwelling, use Stevens-Ness Form No. 1305	or equivalent; m No. 1306, or Musicne M. Teasley
equivalent. If compliance with the Act not required, aisrego [If the signer of the above is a corporation.	MAURINE M. TEASLEY
STATE OF ORECON, CALIFORNIA	STATE OF OREGON, County of
STATE OF OREGON, 577	Personally appeared
VERLIN D. TEASLEY +	each for himself and not one for the other, did say that the former is the president and that the latter is the
MAURING M. TEASLEY	secretary of
ment to be	and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be- half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me:
(OFFICIAL SEAL) Notary Public for Gregon CALIFORNA	(OFFICIAL Notary Public for Oregon SEAL)
My commission expires:	My commission expires:
OFFICIAL SEAL J. LONGOBARDO NOTARY PUBLIC - CALIFORNIA	en men en e
	JUEST FOR FULL RECONVEYANCE
	d only when obligations have been paid.
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:	
DATED: 19.00. 19.00. 19.00. 19.00. 19.00. 19.00. 19.00.	
	Beneficiary
Do not lose or destroy this Trust Deed OR THE NOTE which it a	ecures. Both must be delivered to the trustee for cancellation before reconveyance will be made.
TRUST DEED	STATE OF OREGON
(FORM No. 881) STEVENS-NEES LAW PUD. CO. PORTLAND, ORE:	County of Klamath
VERLIN D. TEASLEY	ment was received for record on the
MAURINE, M. TEASLEY Grantor	SPACE RESERVED at. 1:19o'clock. P.M., and recorded in book
Graning program version for the second s	FOR RECORDER'S USE RECORDER'S USE Record of Mortgages of said County.
WELLS FARGO REALTY SERVICES INC., Boneficiary	Witness my hand and seal of County affixed.
AFTER RECORDING RETURN TO THE	Wn. D. Milne Gounty Clerk
WELLS FARGO REALTY SERVICES INC., 572 E. GREEN ST.	By Dernitha & Opploch Deputy
PASADENA, CA (91101)	Fee \$6.00