7219-513

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.

join in executing such itsuing and property; if the banning, covenants, condition of the desirable by the banning of the banning covenants, the banning of the banning covenants, intervention of the banning agencies as anny be deemed desirable by the banning of the second of the said premises adjust to be of the banning by the banning of the banning agencies as anny be deemed desirable by the banning of the second of the banning agencies as anny be deemed desirable by the banning of the second of the banning agencies as anny be deemed desirable by the banning of the second of the banning agencies as anny be deemed desirable by the banning of the second of the banning agencies and soch other harards on the said premises adjust to so on the building an amount not less than 3 the banning may the banning building the solutions acceptable to the banning agencies to the banning such insurance and to any position to the same distant of the same distant to the same distant of the same distant of the same distant of the same distant to the same distant of the same distan

Ine above described real property is not currently used for agric To protect the security of this trust deed, grantor agrees: 1. To protect, preserve and maintain said property in good condition and repair, not to commit or termove or demolish any building or improvement thereon; 2. The commit of permit any waste of said property. 2. The commit or permit any waste of said property. 3. The commit of permit any waste of said property. 3. The commit of permit any waste of said property. 4. The commit of the said property. 4. The commit of the said property of the said and workmangle of destroyed thereon, and pay when due all constructed, damaged or 3. To comply with all laws, ordinance frequent therefor. 3. To comply with all laws, ordinance for the said property. 5. The said property if the beneficiary so requests, to cial Code as the beneficiary said property. 5. The said proper put of the said property if the said property if the 5. Said code of the said property. 5. Sai

surplus, if any, to the granter of to his successor in interest entitled to such surplus. 16. For any reason permitted by law beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any conveyance to the successor trustee, the latter shall be verted with all title, hereunder. Each such appointed menter any trustee herein named is appoint and interest for the successor trustee appointed by law beneficiary in a successor trustee powers and duties conferred upon any trustee herein named is appoint and inter-instrument executed by herein and substitution shall be made by written and its place of record, which, when recorded in the office of the County shall be conclusive proof of proper appointment of the office of the County shall be conclusive proof of proper appointment of the duty rescuted and obligated to notify any party hereto of pending sale under any other deed trust or of any ection or proceeding in which the notice worther is not shall be a party unless such action or proceeding is brought by trustee.

erfy or any part thereol, in its own name sur or dimension and profits, including those past due and unpaid, and apply the same, issues and profits, including the proceeding insurance procession of said property. It is the entering upon any indebtedness secured hereby, and in such order as benering upon any indebtedness secured hereby, and in such order as benerinsurance policies or compensation or newards for any taking the and the application or release thereof as aloresaid, shall not cure or provided the application or release thereof as aloresaid, shall not cure or program to such notice.
12. Upon default by grantor in payment of any inhibitedness secured there of any inhibited the application of any affectment hereunder, the beneficiary may and if the above described real property is currently used for affectural for more the security in the beneficiary may proceed to for affectural for morigate ficiary and proceed to for affectural for morigate ficiary and proceed to for affectural for morigate ficiary and proceed to for affectural for elesses that for a constrained by the analytic method and his electrisement cause to be recorded his written beneficiary or the trustee shall excure and and said for any inhibited and and the second berease and there of a first and any intermediate of the analytic and the second berease to foreclose this trust devises and and said foreelos with the structee of the angle of the strust devise and there are any and in the trustee shall first the time and the first and the second berease and proceed to foreclose this trust devise and excure the and and the second and the second berease and the second and and and accelerate and any time prior to foreclose this trust devise and and said foreelosures. However, it said the analytic and is the second and the second berease and the second anot the second anot the second anot the seco

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 subordination or other agreement allecting this deed or the lien or charde franting (d) reconveyance may be describenty part of the property. The legally entitled thereto, and the recitals thereon, and may matters or lack shall be not less the interest of the second any matters of the second any difference of the second any matters of the second any default by frantor hereing the second any security for the independence of the second, end without regard the adequacy of any security for entry or any matters of least parts of the second any security for second and the second end and the prosent of the second second any security for entry or any any industry there and the second second any of the same second any of the same second any of the same. It is an any indebtedness secured hereby, and in such oder as been independent. If the entering upon and taking possession of said property for the second second any indebtedness secured hereby, and in such oder as been independent.

EVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M/9 Page 6130

thereon according to the terms of a promissory note of even date herewith, payable to beneticiary or order and made by grantor, the final payment of principal and interest hereol, if not sooner paid, to be due and payable. The date of maturity of the debt secured by this instrument is the date, stated above on which the final installment of said note becomes due and payable. In the event the within described property, or any part thereol, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or herein, shall become immediately due and payable. The above described real property is not currently used for cgricultural, timber or grazing purposes.

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 connec-tion with said real estate. sum of

Lot 7 in Block 1 OREGON SHORES SUBDIVISION-Tract 1053, in the County of Klamath, State of Oregon, as shown on 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. I KARL DEED

TRUST DEED

RICHARD J. MCGINN, SR., An Unmarried Man TRANSAMERICA TITLE INSURANCE CO., as Grantor, as Trustee, and WELLS FARGO REALTY SERVICES, INC., TRUSTEE UNDER TRUST 7219, as Beneficiary,

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property

52

 $\subseteq$ 

ç

2

.

TS

in

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

THIS TRUST DEED, made this

3 Had Green Stree 64206

6131

al section of

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.

<u>\_\_\_\_</u>\_\_\_

. . .

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

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 leminine 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 aut, whichever wa not applicable; if warranty (a) is applicable and the benef or such word is defined in the Truth-in-Lending Act and beneficiary MUST comply with the Act and Regulation b disclosures; for this purpose, if this instrument is to be a F the purchase of a dwelling, use Stevens-Noss Form No. I if this instrument is NOT to be a first lien, use Stevens-Ness equivalent. If compliance with the Act not required, dis	ficiary is a creditor Regulation Z, the W making required IRST lien to finance 305 or equivalent; Form No. 1306 or
(If the signer of the above is a corporation, use the form of acknowledgment opposite.)	
STATE OF ORECON,	(ORS 93.490)
	STATE OF OREGON, County of
County of <u>Los</u> <u>Arrabics</u> )ss. MARCH 7, 1979.	Personally appeared
Personally appeared the above named	who, being duly sworn, each for himsell and not one for the other, did say that the former is the
RICHARD J. McGINN SR.	president and that the latter is the secretary of
and acknowledged the foregoing instru-	
ment to be	
Notary Public California PRINCIPAL OFFICE IN LOS ANGELES COUNTY My Commission Expires July 25, 1981	.8, Notary Public for Oregon (OFFICIAL SEAL) My commission expires:
	Beneficiary
Do not lose or destroy this Trust Deed OR THE NOTE which it a	ecures. Both must be delivered to the trustee for concellation before reconveyance will be made.
(FORM No. 881)	STATE OF OREGON
STEVENS.NESS LAW PUB. CO., PORTLAND, ORE.	County of Klamath
RICHARD J. MCGINN, SR.	I certify that the within instru-
网络教育物理和自己 经有利利益 公司 管理 的第三	ment was received for record on the 19th.day of
Grantor	SPACE RESERVED at. 10:25 o'clock A M., and recorded
m	FOR in book
WELLS FARGO BEALTY SERVICES	RECORDER'S USE as file/reel number
WELLS FARGO REALTY SERVICES,	Witness my hand and seal of
WE VAFTER RECORDING RETURN TO VOLU VEGA	County affixed.
》,并 <u>其它的</u> 对自己的生态。如此,你的实际实际,你就是我们们的。"	Wh. D. Milne
WELLS FARGO REALTY SERVICES INC. 572 East Green Street	County Clerk American Titie
Pasadena, California 91101	n Ain the A fit

Fee \$6.00