38-1/6/U-1-J ORM No: 881-1—Oregon Trust Deed Series—TRUST DEED (No restriction on assignment).		STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204	
64970	TRUST DEED	Vol. <u>M79</u> Page	
WILLIAM: C. DURHAMING		March CONUCA CA	, as Grantor,
TRANSAMERICA TITLE INSURANCE C	<u>OMPANY</u>	Kunnes Course afficed A reason	, as Trustee
d LEVINA J. FANGANIELLO			, as benencially
LVMR/WIETTO Grantor irrevocably grants, bargains Klamath County, Oregor	WITNESSETH , sells and conveys to described as:	trustee in trust, with power	of sale, the property
The SELSWL Section 24, Townshi		10 East of the Willa	mette Meridian,
in the County of Klamath, Stat	e of Oregon.	anun was reish Tri z	ed his record the rid
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승규가 집에서 집에 가지 않는 것 같은 것이 없다.	이 있는 것 같은 것은 것은 것을 가지 않는다. 2월 19일 - 아이는 것은 것은 것은 것은 것을 가지 않는다.	그는 것이 같은 것을 못했다. 것이 같이 많이	

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APR 2 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

with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of Fourteen thousand and no/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 final payment of principal and interest hereof, if not sooner paid, to be due and payable to beneticiary or order and made by grantor, the 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.

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

Ine above described real property is not currently used for agricult 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 remove or demolish any building or improvement thereon; 2. To complete or restore prompily 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. 3. To complete it and the all laws, ordinances, regulations, covenants, condi-tions and restrictions allecting statements pursuant to the uniform Commer-cial Code as the beneliciary may require and the order of all the sacches made by illing olicers, or searching agencies as may bo demied desirable by the beneliciary.

the shad restrictions a thramelia 'statements' pursuant to the Uniform Commer-proper public officers or Searching agencies as may be deemed desirable by the beneficiary." To provide and continuously maintain insurance on the buildings may consider heared as the Granica as may be deemed desirable by the many such officers or Searching agencies as may be deemed desirable by the many such officer have as a the Granica as a such as the cost of all the many such officer have as an another the theorem agencies as may another heared as the Granica and the Granica and the another the and such officer have as an another and the theorem and such officer and comparise the such as the Granica and the another and the another and an amount not less than the beneficiary with loss payable to the latter; all comparise the such as the Granica at less theorem and the another and such oblices to the beneficiary at less theorem. The amount collected under any fire or other insurance policy may be applied by branical the beneficiary may produce the same at granot's expense. The amount collected under any fire or other insurance policy may be applied by branical and the origin of the beneficiary of the such as a such and the collected under any fire or other insurance policy may be applied by branical and the origin of the such as a such as the such as an on pay all thered, any be released for an data the such as a such as a such any part thereoit, any be released to grant disturb. Hereoid or assessed upon or taginst, sing applice the data the rate set forth on any tark suck assess-ments, insurance, premiums, lient or other charges payable by with which the to beneficiary; should the granica that may be levied or assessed upon or taginst, sing apprent, drawing the any such as the granet of any of the power and the added to and become a part of the dobt secured by this inter deed, shall be added to and become a part of the dobt secured by this present due shall be added to and become a part of the dobt secured by this inter deed,

s the date, stated above, on which the final installment of said note thural, timber or grazing purposes. (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 on any subordination or other agreement allecting this decart of the property. The thereof: (d)' reconvey, without may be described as the "person or persons is deally emilted thereof." and the reclaids therein of any matters or lacis shall be conclusive proof of the truthfulness thereof. Trustee's fees for any of the services mentioned in this paragraph shall be not less than 55. 10. Upon any delault by grantor hereunder, beneliciary may al any time without notice, either in person, by adent or by a receiver to be ap-pletinededness hereby secured, enter upon and take possession of said prop-ery or any part thereol, in its own name sue or otherwise collect the rents, issues and prolits, including those past due and unpuid, and apply the autor-nery's less, upon any indebtedness secured hereby, and in such ofter as bene-lissues and prolits, including those past due and unpuid, and apply the autor-ney's less, upon any indebtedness secured hereby, and in such ofter as bene-lissues and prolits, including those and prolits, or the proceeds of tire and other invision epilicias or, compensation or awards for any taking or damage of the property, and the application or release thereof as aforessid, shall not cure or pursuant to such noite. 12. Upon delault by grantor in payment of any indebtedness secured hereby or in his performance of any agreement provided by law lor mortgage foreclosures. However if said real property is our so currently used, the bas a mortgage or direct the trustee to foreclose this trust deed in the manner pro-ided in the above described real property is not so currently used, the bas a mortgage or field there were the beneliciary may proceed to low close there by, where-prodetine delault any time and profess his recl

surplus, if any, to the grain or or to his successor in interest entitled to such surplus. I6, For any reason permitted by law henelicity may from time to time appoints a successor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be welsed with all title, powers and duties conterred upon any trustee herein named or appointed hereunder. Each such appointment and substitution 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 ollice of the County Clerk or Recorder of the county or counties in which the property is situated, shall be conclusive proto of proper appointment of the successor trustee. If. Trustee accepts this trust when this deed, duly executed and obligated to notify any party hereto of prohending sale under any other deed and be any action or proceeding in which grantor, hencidiary or trustee shall be a party unless such action or proceeding in brought by trustee.

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 business under the lows 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.

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The grantor covenants and agree tully seized in fee simple of said descri	es to and with the beneficiary a bed real property and has a val	nd those claiming under him, that he is law- id, unencumbered title thereto
and that he will warrant and forever o	lefend the same against all pers	ons whomsoever
(a) [*] primarily for prantor's personal, f	tamily, household or advicultural our	ve described note and this trust deed are: poses (see Important Notice below), siness or commercial purposes other than agricultural
contract secured hereby, whether or not name maculine gender includes the feminine and the	assigns. The term beneficiary shall m d as a beneficiary herein. In construin he neuter, and the singular number i	their heirs, legatees, devisees, administrators, execu- tean the holder and owner, including pledgee, of the g this deed and whenever the context so requires, the ncludes the plural. and the day and year first above written.
*.IMPORTANT NOTICE: Delete, by lining, out, which not applicable; if warranty (a) is applicable and it or such word, is defined in the Truth-in-Lending, beneficiary MUST comply with the Act and Regu disclosures; for this purpose, if this instrument is to the purchase of a dwelling, use Stevens-Ness For if this instrument is NOT to be a first lien, use Stev equivalent. If compliance with the Act not regu (If the signer of the above is a corporation, use the form of acknowledgment apposite.)	hever, warranty (a) or (b) is Act and Regulation Z, the vlation, by making, required b be a FIRST lien to finance m, No. 1305' or equivalent; ens.Ness Form No. 1306, or	<u>Villian C. Surban</u>
STATE OF OREGON	STATE OF OREGOI	3.3. Διαγολογικάς με με καταγμένους της προγραφικής του του προστραφικό του της της της προγραφικής του του Νουντίς του του της
Personally appeared the above named. William C. Durham	and a fully satisfy the part of the state of the second state of t	who; being duly sworn, not one for the other, did say that the former is the president and that the latter is the
and deknowledged the torgeofin ment to be the tree of the torgeofin ment to be the the tree of the torgeofic the tree of the tree of the torgeofic voluntary act to Belfice me:	and deed.	secretary of , a corporation, ed, to the foregoing instrument is the corporate seal d that said instrument was signed and sealed in be- n by authority of its board of directors; and each of aid instrument to be its voluntary act and deed.
Notary Public tor Organ My commission expires: 3/14	Notary Public for Ore My commission expires	A second s second second se
199 apose description of the bootstate of the second seco	To be used only when obligations have been at 12 apresentation of a first strategy of a second strategy of the second strategy of a second strategy of a holder of all indebtedness secured by	NERSENARY REPORT REPORT OF A CONTRACT OF A
said, trust deed or pursuant to statute, to can herewith together with said trust deed) and to r	cel all evidences of indebtedness secu reconvey, without warranty, to the pu	to you to any suns owing to you under the terms of red by said trust deed (which are delivered to you arties designated by the terms of said trust deed the A supervised by the terms of said trust deed the
DATED:		Beneficiary
Do not lose or destroy this Trust Deed OR THE NOTE	E which it secures. Both must be delivered to th	e trustee for concellation before reconveyance will be made.
FORM No. 881-1) STEVENS-NESS LAW PUB. CO., PORTLAND. URE:		STATE OF OREGON County ofKlamath
	htp 36 Andth, Rowed 10 t ata of Dengen.	I certily that the within instru- ment was received for record on the <u>3rdday of April</u> 1979
EANGANIELLO	SPACE RESERVED (OUT IDUITING FOR UST SOLE RECORDER'S USE LITEL INTLUESSELT.	in book <u>M79</u> on page
TEALINY TEAL BOOM		
LUAFTER RECORDING RETURN TO 3946 T/AT-7Attent: 13 Julie LH13 LVO21 DEED 1990 199	2005. V. 100. 100.	County affixed. Wn. D. Milne County Clerk, True

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