

K-31992  
**Brooks Resources**



**68360 TRUST DEED**

Vol. 79 Page 12996

416 NE Greenwood  
Bend, Oregon 97701  
Phone: (503) 382-1662

TRUST DEED made this 15 day of April, 1979  
and Kandy Koperski, husband and wife,...

between Steve Koperski

... as Grantor.  
GERALD A. MARTIN as trustee and BROOKS RESOURCES CORPORATION, an Oregon corporation as beneficiary.  
Grantor conveys to trustee in trust with the power of sale the following described property, which is not currently  
used for agricultural, timber or grazing purposes, in Klamath County, Oregon: subject  
to all reservations, easements, conditions and restrictions of record: Lot 44, Block 6, Wagon Trail Acreages  
Number one, Second Addition, in Klamath County, Oregon (aka sales lot #146)  
NOTE: Buyers are aware that this property is not septic-approved.

This trust deed is given for the purpose of securing performance of each agreement of grantor herein contained  
and payment of the sum of 1,275.00 and no/100-----Dollars, with interest thereon according to the terms of  
a promissory note executed by grantor and payable to beneficiary dated April 15, 1979, payable  
in installments with the last installment to become due, if not sooner paid, on May 15, 1986

Grantor agrees:

- (1) To protect, preserve and maintain said property in good condition and repair and not to commit or permit any waste of said property.
- (2) To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property.
- (3) To keep the property free from all liens and to pay all taxes, assessments, maintenance charges or other charges that may be levied or assessed upon or against said property before the same become past due or delinquent. Beneficiary, at its option, may pay such items when the same become delinquent and the amount so paid shall be added to the principal owing under the promissory note above-described at the same rate of interest and with costs for collection.
- (4) To pay all costs, fees and expenses incurred by beneficiary or trustee under this agreement, including the cost of title search and other costs and expenses incurred in connection with or enforcing this agreement and the obligation it secures, including attorney's fees.
- (5) Upon default by grantor of any provision of this agreement beneficiary may declare all sums secured hereby to be immediately due and payable.

Grantor is the owner of the above described property, free and clear of any encumbrances, except those above described and will warrant and defend the same against all persons.

IN WITNESS WHEREOF, grantor has executed this agreement the day and year first above written.

YOU HAVE THE OPTION TO VOID YOUR CONTRACT OF AGREEMENT BY NOTICE TO THE SELLER IF YOU DID NOT RECEIVE A PROPERTY REPORT PREPARED PURSUANT TO THE RULES AND REGULATIONS OF THE OFFICE OF INTERSTATE LAND SALES REGISTRATION, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, IN ADVANCE OF, OR AT THE TIME OF YOUR SIGNING THE CONTRACT OR AGREEMENT. IF YOU RECEIVED THE PROPERTY REPORT LESS THAN 48 HOURS PRIOR TO SIGNING THE CONTRACT OR AGREEMENT YOU HAVE THE RIGHT TO REVOKE THE CONTRACT OR AGREEMENT BY NOTICE TO THE SELLER UNTIL MIDNIGHT OF THE THIRD BUSINESS DAY FOLLOWING THE CONSUMMATION OF THE TRANSACTION. A BUSINESS DAY IS ANY CALENDAR DAY EXCEPT SUNDAY, OR THE FOLLOWING BUSINESS HOLIDAYS: NEW YEAR'S DAY, WASHINGTON'S BIRTHDAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERAN'S DAY, COLUMBUS DAY, THANKSGIVING AND CHRISTMAS.

X Steve Koperski

X Kandy Koperski

STATE OF OREGON, County of Grant  
Personally appeared the above-named

and acknowledged the foregoing instrument to be

voluntary act. Before me:

NOTARY PUBLIC FOR OREGON

My Commission Expires May 27, 1986

After recording this Trust Deed  
should be returned to:  
BROOKS RESOURCES CORPORATION  
416 NE Greenwood, Bend, OR 97701

WHITE--BROOKS RESOURCES

WHITE--PURCHASER'S COPY

YELLOW--BRANCH OFFICE COPY

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10021

12997

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 4th day of June A. D. 1979 at 3:50 o'clock P. M., and

fully recorded in Vol. 479, of Mortgages on Page 12996

Wm D. MILNE, County Clerk

Fee \$6.00

By Bernetha J. Letcher