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FORM No. 881-Oregon Trust Deed Series.	<u>INCOURT</u>	Vol. <u>79</u> Pag	18606	9
SKT 71871 THIS TRUST DEED, made this	TRUST DEED	August	19 79 , betwee	n T
THIS TRUST DEED, made this CHARLES F. MATESON WILLIAM L. SISEMORE and Certified Mortgage Company			, as Granto , as Truste , as Beneficiar	ч, е, у,
and Certified Mortgage Company. Grantor irrevocably grants, bargains, sel in Klamath County, Oregon, de Lots 7 and 8 in Block 10, EWAUNA HEI to the official plat thereof on file	ls and conveys to tru escribed as:	istee in trust, with po	math Falls, accord	ing
Oregon.	1	성 및 및 전원 (1997) 이상 (1997) 일 전 (1997) 이상 (1997) 이상 (1997)		
	in contract for a second s			
[ket출: 2017] 2018] 10 million 2012 2012 2017	무릎 있는 것이라. 집에는 것을 통			-

which said described real property does not exceed three acres, together with all and singular the tenements, hereditaments and ap-purtenances 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 real estate, FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the optimized and agreement of grantor herein contained and payment of the comparison of the security of the purpose of the pur

sum of SEVENTEEN 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 hereol, if not sooner paid, to be due and payable. August 6 . 19 84 .

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may determine, or at option of beneficiary the entire amount so collected, or any part thereol, may be released to grantor. Such application or release shall any cure or waive any default or notice of default hereunder or invalidate any net done pursuant to such notice.
S. To keep said premises the from mechanics' liens and to pay all cares, assessments and other charges that may be levied or assessed upon or taxes, assessments and other charges that may be neved to assessed upon or charges theored alliquent and promptly deliver receipts therefor charges become past due or delinquent and promptly deliver receipts therefor charges become past due or delinquent and promptly deliver receipts therefor to be mechanics' should the grantor lait to make pay path by grantor, either mentissing the thread by grantor, either mentissing the pay all by grantor, either mentissing the pay taxet, assessing the pay ment or by providing beneficiary with lunds with which to by the source of any tights with interest at the rate set forth in the note secured and the amount so paid, with interest at the rate set forth in the note secured by this trust deed, without waiver of any tights with interest as alorestaid, the proportion that they are bound hall at the option of the boligation herein and extended, and all such payments thand shall, at the option of the beneficiary out notice, and the nonpayment that of shall, at the option of the beneficiary of the trust encoder as well as the other costs and expenses of the truste incurred of title search as well as the other costs and expenses of the truste incurred in controling in his obligation, and truste's and atorney's lees, including to recease the trust encoder of the secured in the pay forth or the loredosure of the any action or proceeding to which any action or proceeding in which the beficiary or trustee and atorney's lees and expenses. In any suit for the foredosure of the granted and expenses of the trust encluding to pay suit for the foredosure of the eany actin any

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be due and payable to beneficiary or order and made by grantor, the be due and payable August 1, 19 84... endorsement (in case of full reconveyance, for cancellation), without affecting the liability of any person los the payment of the indebitedness, trustee may (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 affecting this deed or the lien or charge thereoi; (d) reconvey, without warranty, all or aly part of the property. The frantee in any reconveyance may be described of any matters or lacts shall be conclusive proof of the irruthiulness theod. Trustee's less for any of the services mentioned in this paragraph shale not less than 55. 10. Upon any delault by grantic hereout at the property. The prime without notice, either in person. by agent or by a receiver to be ap-prime without notice, either in person. by agent or otherwise collect the rents, less costs and expenses of operation and take possession of said property. the 11. The entering upon and taking possession of said property, the collection of such rents, issues and prolits, or the proceeds of lie and other insues and prolits, issues and motis, or the proceeds of lie and other insues and prolits, issues and re thereound or subary at damy indevice policie or compensation on awards for any taking or damage of the insurant to such rents, issues and proceeds of lie and other insues and the application or release thereof or subarge scured hereby or in his performation in payment of any indebitedness were thereby or in his performed at any metheticary the thereby is any indebitedness thereof is alores and shall not cure or main any delault or notice of delault hereunder of moulidate any act done insurant to such notice. 10. Upon delaulance of any agreement hereunder, the beneficiary and the application or the trustee shall escure and additer insurance policies of compensation in payment of any

86,740 to 86.795. 13. Alter default at eny time prior to five days before the date set by the trustee for the trustee's sale, the grantor or other persons in interest, respec-ORS 86.760, may pay to the beneficiary or his successors in interest, respec-tively, the entire amount then due under the terms of the trust deed and the enforcing the terms of the obligation and trustee's and attorney's ires not es-enforcing \$50 etcms of the obligation of the principal as would not then ceeding \$50 before than such portion of the principal as would not then all loreclosure proceedings shall be dismissed by the trustee.

all foreclosure proceedings shall be dismissed by the trustee. 14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale. The trustee may sell said property either place designated in the notice of sale. The trustee may sell said property either auction to the higher parate paratels and shall sell the parcel or parcels at in one parcel or in separate paratels and shall sell the parcel or parcels, at in one parcel or in separate parcels and shall sell the parcel or parcels, at in one parcel or in separate parcels and shall sell the parcel or parcels, at in one parcel or in separate parcels and shall sell the parcel or parcels, at shall deliver to the purchaser its deed in form as required by law conveying-shall deliver to the purchaser its deed in form as the shall be conclusive proof plied. The recitals in the deed of any matters of lact shall be conclusive proof of the truthuluness thereol. Any person, excluding the trustee, but including of the truthuluness thereol. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale. The order shall be proceeds of sale to payment of (1) the expenses of sale. In shall apply the proceeds of sale to payment of (1) the expenses of sale, in the compensation of the trustee and a reasonable charge by trustee's attorney, (2) to the obligation secured by the trust deed. (3) to all persons attorney, (2) to the obligation secured by the trust deed. (3) to all persons attorney, it any, to the frantor or to his successor in interest entitled to such surplus. 16. For any team, permitted by have heading the surplus time to the proving the trust the subsequence or to the subsequence or to the subsequence of the such surplus.

surplus, il any, to the grantor or to his successor in interest entitled to such surplus. 16. For any reason permitted by law beneficiary may from time to the appoint a successor or successors to any trustee named herein or to any successor trustee appointment permitted by law any distribution successor trustee appointment and substitution shall be varied with all title, conveyance during conferred upon any trustee herein named or appointed percent around by beneficiary, containing referent frame of the round and in present the successor trustee, the latter shall be varied with all title, and is present accessor trustee, the latter shall be made by written present around by beneficiary, containing reference for other trust, deed instrument around by beneficiary, containing reference for other trust, deed into the conclusive proof of proper appointment of the successor trustee. Shall be conclusive proof of proper appointment of deed, duly executed and acknowledged is made a public record as proving successor trustee. Shall be a party unless such action or proceeding in which for under any other deed of oblighted to notify only party hereto of proceeding is brought by trustee. Shall be a party unless such action or proceeding is brought by trustee.

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 EXCEPT 1979-80 real property taxes, a lich but not yet payable NOTE: The Trust Deed Act provides that the trustee herewater must be either an attorney, who is an active intember of the Oregon State Bar, a bank, trust company of savings and loan association authorized to do business under the laws of Oregon or the United States, or a title insurance company authorized to insure title to real property of this state, its subsidiaries, offiliates, agents or branches.

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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)* primarity for grantor's personal, family, howsehold or agricultural purposes (see Important Notice below), (a)* primarity for grantor's personal, family, howsehold 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, execu- tors, 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: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor or such word 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 (If the signer of the above is a corporation)
STATE OF OREGON,)ss. STATE OF OREGON,)ss. County of
end acknowledged the loregoing instru- ment to be
TRUST DEED (FRUST DEED (FORM No. and) (FORM NO. and recorded in book (FORM NO. A. M., and recorded in book (FORM NO. CLIER) (MILLES) (MILLES) (MILLES) (FORM NO. CLIER) (MILLES) (FORM NO. CLIER) (MILLES) (MILLES) (MILLES) (FORM NO. CLIER) (MILLES) (MILLES) (FORM NO. CLIER) (MILLES) (FORM NO. CLIER) (FORM NO. CLIER) <tr< td=""></tr<>
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 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 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:
Do not lose or destroy this Trust Deed OR THE NOIE which it secures. Both must be delivered to the trustee for concellation before reconveyance will be made.