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WHEN RECORDED MAIL TO
 UNITED STATES NATIONAL BANK OF OREGON
 RESIDENTIAL PROPERTY FINANCING
 555 S.W. OAK PL-5
 P.O. BOX 4412
 PORTLAND, OREGON 97208

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST

THIS DEED OF TRUST is made this 27th day of July, 1979, among the Grantor, Mark A. Maggiora and Vicky W. Maggiora, Transamerica Title Insurance Company, (herein "Borrower"), (herein "Trustee"), and the Beneficiary, United States National Bank of Oregon, an association, a corporation organized and existing under the laws of the United States of America, whose address is P.O. Box 3347, Portland, Oregon 97208, (herein "Lender").

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Klamath, State of Oregon:

That portion of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the Southeasterly side line of Main Street, 80.00 feet wide with the Southwesterly side line of Ward Street, 60.00 feet wide according to the recorded plat of Town of Crescent; thence along the Southeasterly side line of said Main Street, South 39° 40' West, 328.95 feet to the most Northerly corner of that certain parcel of land conveyed to the United States of America by Glen and Shirley Bilderback, husband and wife, per Warranty Deed recorded in Volume 395 at page 279 of Deed Records of said Klamath County; thence along the Northeasterly line of said parcel, South 50° 20' East, 99.60 feet; thence along the Southeasterly line of said parcel South 42° 23' 37" West, 147.27 feet to the Southerly corner thereof; said corner also being the Northeasterly corner of that certain parcel conveyed to the United States of America by Ester K. Guddat, a widow, by individual Warranty Deed recorded in Volume 317 at page 397 of Deed Records; thence along the Northeasterly line of said parcel, South 50° 20' East, 207.40 feet to the most Easterly corner thereof; thence along the Southeasterly line of said parcel South 39° 40' West, 133.78 feet to the true point of beginning for this description; thence South 50° 20' East, 150.00 feet; thence South 39° 40' West, 133.78 feet to the Northeasterly line of that certain parcel of land conveyed by Byron G. Steevens and Emma A. Steevens, husband and wife, to Bonnie J. and Jean Shultz, husband and wife, by Warranty Deed recorded in Volume 241 at page 276 of said Deed Records; thence along the Northeasterly line of said parcel, North 50° 20' West, 150.00 feet; thence North 39° 40' East, 133.78 feet to the true point of beginning.

rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

To SECURE to Lender (a) the repayment of the indebtedness evidenced by Borrower's note dated July 27, 1979, (herein "Note"), in the principal sum of Twenty Eight Thousand and no/100 Dollars, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances").

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.