73823 TRUST DEED TO CONSU	Vol.M79 Page 21683
THIS TRUST DEED, made this 5th	day of September 79
	ningany , as Truste
ndSuburban Finance Company	, as Truste
$\mathcal{W}ITNI$	ESSETH: nveys to trustee in trust, with power of sale, the propert
Klamath County, Oregon, described as	:
hat portion of the S%S%NW%SW% of Section 2 ange 8 East of the Willamette Meridian, in tate of Oregon, that lays West of the Spray	the County of Klamath
LEASI DEBO	
22 − 1 2010 (Construction of the second state of the second stat	
on with said real estate, FOR THE PURPOSE OF SECURING PERFORMANCE of	opurtenances and all other rights thereunto belonging or in anywis reof and all fixtures now or hereafter attached to or used in conner of each agreement of the grantor herein contained and also securir,
he payment of the sum of \$7,954.82 this day actually	loaned by the beneficiary to the grantor for which sum the grant
ch the first installment to become due and nauchle on the	biary in
m of \$ 202.00 will become due and navable on South	i said note is fully paid; the final installment on said note in the
id note not in excess of \$300, one and three-quarter percent per m	with on that part of the unpaid principal balance
said note in excess of \$1,000, but not in excess of \$5,000 how	ter percent per month on that part of the unpaid principal balan
er month on its entire principal balance; all installments include	to loaned shall bear interest at the rate of one and one-half percent
The date of maturity of the debt secured by this instrument	in part may be made at any time.
ecomes due and payable. In the event the within described proper old, conveyed, assigned or alienated by the grantor without first nen, at the beneficiary's option, all obligations secured by this inst	ty, or any part thereof, or any interest thereon is sold, agreed to l
scome immediately due and navable	trument, irrespective of the maturity dates expressed therein, sha
ecome immediately due and payable. The above described real property is not currently used for agriculty	trument, irrespective of the maturity dates expressed therein, sha
The above described real property is not currently used for agriculto To protect the security of this trust deed, grantor agrees:	trument, irrespective of the maturity dates expressed therein, sha oral, timber or grazing purposes.
The above described real property is not currently used for agriculty. To protect the security of this trust deed, grantor agrees: 1. To protect, preserve and maintain said property in good condition d repair; not to remove or demoish any building or improvement thereon; t to commit or permit any waste of said property. 2. To complete or restore promotive and in food and uncharged	trument, irrespective of the maturity dates expressed therein, sha oral, timber or grazing purposes. ceiver and without refard to the adequacy of any security for the indebte ness hereby secured, enter upon and take possession of said property any part thereof, in its own name sum for or otherwise collect the rem
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The above described real property is not currently used for agricultum To protect the security of this trust deed, grantor agrees: 1. To protect, preserve and maintain said property in good condition d repair; not to remove or demolish any building or improvement thereon; 2. To complete or restore production of the constructed, damaged or strong the constructed, damaged or stored thereon, and pay whereard will make the constructed the constructed development, and restrictions alterling said property; if the beneficiary so requests, to in in executing such imaging streaming provide and to pay the constructed the construct of the construction of the difference of the construction of the difference of the construction of the difference of the construction of the construction of the difference of the difference of the construction of the difference of the said property; if the difference of the differ	frument, irrespective of the maturity dates expressed therein, she big the second seco
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The above described real property is not currently used for agricults. To protect the security of this trust deed, grantor agrees: 1. To protect, preserve and maintain said property in good condition of repair; not to remove or demolish any building or improvement thereon; to commit or permit any waste of said property. 2. To complete or restore promptly and in good and workmanlike mare any building or improvement which may be constructed, damaded or stroked thereon, and pay when due all costs incured therefor. 3. To complete or restore promptly and in good and workmanlike mare any building or improvement which may be constructed, damaded or stroked thereon, and pay when due all costs incured therefor. 3. To complete with all laws, ordinances, regulations, covenants, condinate on in executing such linearing statements pursuant to the Uniform Commercial Code as the beneliciary may require and to pay for liling same in the per public office. 4. To provide and continuously maintain insurance on the buildings or otheraliter erected on the said premises against loss or damage by life of the damade of grantor as their interests may appear; all policies of insurance of the deniciary, with loss payable to the fer and to grantor as their interests may appear; all policies to the indicary data prostery autonizes and disability insurce and to grantor as their interest, auto pay and policies to the same it frantor sceptable to other spiration of any policy of in-ance now or hereafter placed on said buildings, the beneliciary may procure is grantor may the denoted, pay the premiums on all such insurance of deduct the amounts so actually paid from the proceeds of the loan. The opin or data early intered, may be feldiary the interest and bilding the and order as benericiary thereol, may be applied by the procure, if procurable, such credit life or rock the application or as a strate any fire or other insurance policy may be applied by any may at thereol, may be along the procures the substriced,	frument, irrespective of the maturity dates expressed therein, shi real, timber or grazing purposes. criver and without refard to the adequacy of any security for the indebte ness hereby secured, enter unon and take passession of said property any part thereol, in its own name sue to constrain a supplicit sain upon any indebtedness secured hereby, and in such order as applicit sain upon any indebtedness secured hereby, and in such order as applicits, and determine. After grantor's default and referral, grantor shall pay beneficia for reasonable attorney's lees actually paid by licensee to an attorney not salaried employee of licenses. I, The entering upon and taking possession of said property, the cc lection of such rents, issues and profits, or the proceeds of insurance policies compensation or awards for any taking or damage to the property, and to application thereol as aloreasid, shall not cure or waive any default or notion of default hereunder or invalidate any act dome pursuant to such notice. II. Upon default by grantor in payment of any indebtedness secur- hereby or in his performance of any afterment hereunder, the beneficiary may decime an sum secured hereby immediately due and payable. In such a tural, timber or grain described real property is so that so currently use the beneficiary at his election may proceed to foreelo is hist as currently use the beneficiary at his election may proceed to foreelo is hist as deed in equi- secure beneficiary at his election may proceed to foreelos thist is deed in secure thereol as the required by law or direct the truster to foreelos thist is deed by advertisement and sale. In the latter event the beneficiar his tru- deed by advertisement and sale. In the latter event the beneficiar his tru- deed by advertisement and sale. In the latter event the beneficiar his tru- deed by advertisement and sale. In the latter event the beneficiar his five notice thereol as then required by law and proceed to loreelose this tru- deed by advertisemen
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Come immediately due and payable. The above described real property is not currently used for agricults. To protect, preserve and maintain said property in good condition of repair; not to remove or demolish any building or improvement thereon; to commit or permit any waste of said property. 2. To complete or restore promptly and in good and workmanlike mar any building or improvement which may be constructed, damaded or stroyed thereon, and pay when due all costs incured therefor. 3. To complete or restore promptly and in good and workmanlike mar any building or improvement which may be constructed, damaded or stroyed thereon, and pay when due all costs incured therefor. 3. To complete with all laws, ordinances, regulations, covenants, condinancing statements pursuant to the Uniform Commerciant of the energican so requests, to in rescuting such limaning statements pursuant to the Uniform Commercian of the office or olices. 4. To provide and continuously maintain insurance on the buildings were thereal office or olices. 4. To provide and continuously maintain insurances on the buildings were thereal on static interests may appear; all policies of marine built any reason to procure any such insurance and to deliver said policies to the bealiciary as soon as insured; if the grantor shall hai any reason to procure any such insurance and to deliver said policies to the same dirator may procure any such cantor hereby authorizes and disability insurface a fantor's expense. Grantor hereby authorizes and disability insurface and we authorized, pay the premiums on all such insurance policy of in-ance now or herealter placed on said form the proceeds of the loan. The control may pay the collaters of the store may appear; all policies to the indicary may procure, if procurable, such credit life or credit life and disability insurface as fantor setting and from the proceeds of the loan. The control may be applied by authorizes and disability insurface as fantor orestores the col	frument, irrespective of the maturity dates expressed therein, she ural, timber or grazing purposes. eviver and without regard to the adequacy of any security for the indebter are hirde secured, enter upon and take possession of said property. Interpret secured, enter upon and take possession of said property in particular cluding those past due and unpaid, and apply the same due termine. After dramose due thereby, and in such order as beneficiary mutation of the dramose due thereby, and in such order as beneficiary mutation and taking possession of said property. The content of the dramose due to the dramose
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The above described real property is not currently used for agricults. To protect the security of this trust deed, grantor agrees: 1. To protect, preserve and maintain said property in good condition of repair; not to remove or demolish any building or improvement thereon; to commit or permit any waste of said property. 2. To complete or restore promptly and in good and workmanike more any building or improvement which may be constructed, damaded or stronget thereon, and pay when due all costs incured therefor. 3. To complete or restore promptly and in good and workmanike more any building or improvement which may be constructed, damaded or stronget thereon, and pay when due all costs incured therefor. 3. To complete with all laws, ordinances, regulations, covenints, condima and restrictions alleeting said property; if the beneficiary so requests, to in in executing such linancing statements pursuant to the Uniform Commercial Colles. 4. To provide and continuously maintain insurance on the buildings wor herealter erected on the said premises against loss or damage by life of the ter and to grantor as their interests may appear; all policies of insurance and to drawn to shall fail any reason to procure any such insurance and to dia proble; y of insurance and to grantor as their interests may appear; all policies to the feeliciary may resource is grantor screptse. Grantor hereby authorizes and disability insurance and to grantor may the authorized, pay the premiums on all such insurance and to deal proble; y beneficiary upon any indebtedness secured hereby and in such order as beneficiary any procurable, such credit life or ractit life and disability insurance as grantor is expense. Grantor hereby authorizes and to pay all inform may procure be seen and and the amounts so paid to the there as grantor as the proceed on the such as the proceeds of the loan. The provence is any may require hereby and horizes and to pay all inform may procure pay therefor. The provence is a search proce	frument, irrespective of the maturity dates expressed therein, she und, timber or grazing purposes. enview and without refard to the adequacy of any security for the indebter as hereby secured, enter unon and take possession of said property insues and profits, including those past due and otherwise collect the rent issues and profits, including those past due and otherwise collect the rent issues and profits, including those past due and otherwise collect the rent issues and profits, including those past due and otherwise collect the rent issues and profits, including those past due and otherwise collect the rent issues and profits, and there of the property is the rent issues and profits or the proceeds of maturance policies a for reasonable attorned's less actually paid by licensee to an attorney not salaried employee of licensee. If the property, the collection of such rents, issues and profits, or the proceeds of maturance policies a compensation or awards for any fatching to one waive any default or notic of dealth thereunder or invalidate any act done pursuant to such notice. If upon default by grantor in payment of any indebtedness secure hereby in his performance of any afterment hereunder, the beneficiary may decide the and the above described real property is currently used the intrast deed in equit that deed investign the said described real property is saids of oraclose this trust deed in equit as a mortfage provided by law or direct there notice of the collection the said described real property to satisf, of collation as a succeased hereby in the provided in ORS 86.740 to 85.75. It is bound the manne relation and the above there of the said described real property to satisf, of collation as secured hereby, and retruster shall be chelicary and proceed to loreclose this trust deed and the ball at any ince prior to five days before the date set be the trustee for the trustee is all che frantor or obreedones by advertisement and sale. In the latter instres may at the deal at any his election to sel
The above described real property is not currently used for agricults. To protect the security of this trust deed, grantor agrees: 1. To protect, pressrve and maintain said property in good condition to repair; not to remove or demolish any building or improvement thereon; to commit or permit any waste of said property. 2. To complete or restore promptly and in good and workmanike amer any building or improvement which may be constructed, damaded or stronge thereon, and pay when due all costs incured therefor. 3. To complete or restore promptly and in good and workmanike amer any building or improvement which may be constructed, damaded or stronge thereon, and pay when due all costs incured therefor. 3. To comply with all laws, ordinances, regulations, covenants, condi- me and restrictions altecting said property; if the beneficiary so requests, to a donle and restrictions altecting said property; if the beneficiary so requests, to the content such limicing statements pursuant to the Unitum Commer- 4. The provide and continuously maintain insurance on the buildings wo or herealter erected on the said premises against loss or damage by ling the stended coverage in an amount not less than s. L2, L20,000 . and be delivered to the beneficiary, with loss payable to the tere and to grantor as their interests may appear; all policies of insurance all be delivered to the beneficiary, built bioss payable to the meliciary at least filtered days prior to the expiration of any policy of in- tare now or hereafter placed on said buildings, the beneficiary may procure was grantor may havabutchind, pay the premiums on all such insurance and addition of any havabutchind, pay the premiums on all such insurance and addition any that buck of and the premiums on all such insurance and addition any thereof, may be releaded to grantor. Such applied by the remove of hereoft, may be releaded to grantor. Such applied to principal balance to bear interest at the rates specified above. 5. To deep said due or d	frument, irrespective of the maturity dates expressed therein, shi ural, timber or grazing purposes. ever and without regard to the adequacy of any security for the indebte- news hirds secured, enter upon and take possession of said property- any partition in its own name sur for or otherwise collect the rem- upon any indefis, including those past due and unpaid, and apply the sain determine. After dramorization diversal, grantor shall pay beneficial salaried employee of license; there are an intervity in the sub order as beneficiary ma- determine. After dramorization diversal, grantor shall pay beneficial salaried employee of license; to reasonable attorney's lease attually paid by license; to an attorney not salaried employee of license; to may taking or the possession of said property, the co- lection of such rents, issues and profits, or the possession of said property, and it application thereol as alvessid, shall not curve under to the property, and it application thereol as alvessid, shall not curve under the high security of declare all sums secured hereby immediately due and payable. This was merely or in his performance of any afterment hereunder, theheet fainty and declare all sums secured hereby immediately due and payable. Thereby or finit the above described real property is curvently used for acrice tural, timber or grazing purposes, the beneficiary may proceed to loreclose this trust deed in equity, as a mortgage in the manner provided by law for mortgage provided by law or direct the trustee to loreclose this tru deed by advertisement and sale. In the latter even the beneficiary or the the beneficiary at his said described real property to satisfy the obligation secured hereby, whereupon the trustee shall fix the time and place of sal five notice thereod as then required by law and proceed to loreclose this tru deed by advertisement and sale. In the latter even the beneficiary or satisfy the obligation secured hereby, whereupon the trustee shall fix the time and plac

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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 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)* primarily lor 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 purposes. This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, execu-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 as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary should make the required disclosures. 1 (If the signer of the above is a corporation, use the form of acknowledgment opposite.) (ORS 93,490) STATE OF OREGON, County of STATE OF OREGON, , 19)ss. Personally appeared and Personally appeared the above named. who, being duly sworn, Clarence R. Wells & Diana Wells each lor himself and not one for the other, did say that the former is the president and that the later is the and acknowledged the foregoing instrument to be a voluntary act and deed. secretary of and that the seal allixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. (OFFICIAL Blue lam SEAL) 3. A.S. Notary Public for Gregon X.OTA AV Before me: My commisison expires: 5 11.82 1 48L(Q (OFFICIAL SEAL) Notary Public for Oregon My commission expires: the support The set of construction is here and there is a set of the 1000 i sécuri son sonn Maria Maria 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 trust deed have been fully paid and satisfied. You hereby are directed 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 5.799<u>8</u>7.3 energy and a substrate the start present the started of the state when some as see subside ter widen w DATED which the second from the second s Story and steps Beneficiary a not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made. TRUST DEED STATE OF OREGON то CONSUMER FINANCE LICENSEE County of Klamath SS. FORM No. 946) STEVENS.NESS LAW FUB. CO., FORTLAND, ORE I certify that the within instru-Clarence R. Wells telänen ist noch ur ment was received for record on the 11thday of September , 19 79 at 4:02o'clock P M., and recorded in book M79 on page 21683 or as file/reel number 73823 Diana Wells Grantor SPACE RESERVED Suburban Finance Company FOR Boneliciary RECORDER'S USE Record of Mortgages of said County. Unitio AFTER RECORDING RETURN'TO antonis (bulk). Witness my hand and seal of County affixed. Auburban Financ 3928 5.6 1997 in Mn. D. MilneTitle KE: 2053 97601 20 COMERNEE 1.1.1 Bytern Ch Deputy.

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