#7846 38-19845 And LANK DAVA OF THE MORE MARK MARKED IN ARTAINS TRUST A DEED PARTY IN AN NOI: 1979 Page 22464. FORM No. 881—Oregon Trust Deed Series. September , 19 79 , between 74300 THIS TRUST DEED, made this 20 day of September, 1 THOMAS D. HENDERSON and MONA C. HENDERSON, husband and wife SKT , as Grantor, ....., as Trustee, ., as Beneficiary, WILLIAM L. SISEMORE and CAROL OBERSINNER Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property Lot 19, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon. in Klamath and and King County, Oregon, described as: SUBJECT to Regulations, including levies, liens and utility assessments of the City SUBJECT to Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District. SUBJECT to Reservations, including the terms and provisions thereof, as set forth in deed recorded May 26, 1942, in Book 147, at page 391, Deed Records, to A.M. Bowen, for the purpose of constructing and maintaining ditches, telephone lines, telegraph lines and electric power lines. County or 7 Mont State 2006, March 3.36 n buck P an Me Renard of CAHOHIT 2 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 EVENT THOUSAND AND NO/100 -thereon according to the terms of a promissory note of even date here final payment of principal and interest hereof, if not sooner paid, to it to protect the security of this trust deed, grantor agrees: To protect the security of this trust deed, grantor agrees: To protect the security of this trust deed, grantor agrees: The top protect the security of this trust deed, grantor agrees: The top protect of the security of this trust deed, grantor agrees: The top protect of the security of the security and the pain of the terms of the security of the security and the security of the security and the security of the security of the security and the security and the security and the security may require and the security may from time to the buildings of the security agreed to the security and the security and the security and the security may the security and the s 0 r \* 2 ξ. C ..... 86.740 to 86.795. 13. Alter delault at any time prior to live days before the date set by 13. Alter delault at any time prior to live days before the date set by the trustee for the trustee's sale, the grantor or other person so privileged by ORS 86.760; may pay then due under the terms of the trust deed and the obligation secured threeby (including costs and expenses actually) incurred in obligation secured thereby (including costs and expenses actually incurred in ceeding \$50 each) and there than such portion of the the delault in which even be due had no delault occurred, and thereby cut the delault in which even all toreclosure proceedings shall be dismissed by the trustee. be due nau no dentative observed, and interest of the trustee. all foreclosure proceedings shall be diamissed 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 in one parcel or, in separate parcels, and shall sell the parcel or parcels at shall deliver to the purchaser its development of the trustee, but the trustee self said shall sell the parcel of the trustee auction here to the purchaser its development of the trustee, but including the trustee selfs and shall sell the trustee, but including of, the recitals in the deed of any proof, excluding the trustee, but including of, the antor and beneficiary may purchase at the sale. Shall apply, the 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 interest herostion, (2) to the obligation excluding the trustee in the trustees halting, (2) to the obligation excluding the there in the trustee halting interests may appear in the order of their priority and (4) the supplus. out notice, and the nonpayment thereol shall, at the option of the beneficiary render all sums secured by this trust deed immediately due and payable and constitute a breach of this trust deed. 6 To pay all costs, lees and expenses of this trust including the cost in connection with or in enforcing this obligation, and trustee's and attorney's constitute security rights or powers of beneficiary or trustee's and attorney's affect the security rights or powers of beneficiary or trustee's and expenses, in conceding in which the beneficiary or trustee's and expenses, income or proceeding in which the beneficiary or trustee's and expenses, including the security rights or powers of beneficiary or trustee's attorney's lees, including evidence of title and the beneficiary's or trustee's attorney's lees, including evidence of title and the beneficiary's or trustee's attorney's lees, including the trust of an oppet trustee's attorney's lees, including the out of attorney's lees demonstrated an appet from any judgment or are on a such appear. It is mitutally aftered that: A In the event that any for or all of said property shall be taken in the sevent that any partient or all of said property shall be taken in the sevent that and or any pay such such any such applied by the trial court, denote that all or any parts on of the monies paywell with the scheft, to remembin or contemnations beneficiary shall be taken in the sevent that and which are in excess the nonnels paywell with the scheft, to remembin or contemnations beneficiary shall be taken on pay all remembile courts, and preceding, shall or presens and attorney's lees in the scheft, to remembin or contemnation beneficiary shall be taken in the trial not any may reasonable coars and attorney's lees the transmitter that all or any parts at all attorney have and point it is scheft, to remembin any parts and attorney's lees induct the trial and appellate courts, mean applied upon the inductary and the pay and appellate courts and present and attorney's lees for y in su surplus, if any, to the grantor or to his successor in interest entitled to such surplus. 16. For any renson permitted by law beneficiary may from time to interappoint a successor or successors to any trustee named herein or to uccessor functe appointed hereunder. Upon such appointment, and without enveyance to the successor trustee, the latter shall be vested with all the powers and duties conferred upon any trustee means and any trust hereinder. Each such appointment and substitutions shall be made by write hereinder. Each such appointment and substitutions that be made by write the conclusion of the successor trustee contraction of the successor trustee hereinder. Each such appointment and substitutions that be made by write and its place of rectal, which when recorder which the property is situated able conclusive mood of proper appointment and duties executed and to conclusive mood of proper appointment and successor truster-shall be conclusive mood of proper appointment and successor truster. Trustee arcepts this trust when this krantor, beneficiary or trustee trust or of any action or proceeding in which grantor, beneficiary or trustee thall be not any 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 lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto EXCEPT real property taxes for the year 1979-80, a lien but not yet payable Bar, a bank, trust company ny authorized to insure title to 1015: The Trust Deed Act provides that the trustee hereunder must be either an entorney, who is an active member of the Oregon State Bo or savings and loan association authorized to do business under the laws of Oregon or the United States, or a title insurance company real property of this state, its subsidiaries, officiates, agents or branches.

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so the state of monotonical and integration property takes for the year 1979-80, a lien but not yet working Lest લેંગ્રે દ્વિષ્ટ દ્વિ " soul whether can properly and has a value prevent cares of 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 for grantor's personal, family, household or agricultural purposes (see Important Notice below), (b) for an organization, or (even if granter is a natural person) are for business or commercial purposes other than a or commercial purposes other than agricultura 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, use the form of acknowledgment opposite.) IORS 93,4901 STATE OF OREGON, County of STATE OF OREGON, . 19 County of Klamath and Personally appeared .... SKEN September 20 , 1979 who, being duly sworn, Thomas D. Henderson & Mona C. Henderson each for himself and not one for the other, did say that the former is the president and that the latter is the and acknowledged the foregoing instrusecretary of ..... ment tobe. their voluntary act and deed. , a corporation, and that the seal allixed to the loregoing instrument is the corporate seal of and that the seal attixed to the toregoing instrument is the corporate seal 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. Before me: Betore me (OF MCIAL TH SEALT 4 lacto n ULINOTAR Public for Oregon (OFFICIAL My commission expires: 2-16-81 Notary Public for Oregon SEAL) and the ...s. OR ORES? My commission expires: *Title* certify that the within instrurecorded 5 CV Deput Grantor Beneficiary County seal 50 was received for record or Iday of September, 19. *<b>RUST DEEL* page 22 74300 and and said ( County of .....Klamath. 8 hand HENDERSON No. 881) HENDERSON ð Investors Mortgage P. O. Box 515 145 STATE OF OREGON OR, 97383 as file number..... Record of Mortgages CAROL OBERSINNER BTEVENS-NESS LAW PUD. Witness my Wm. D. Milne Pee Pee FORM County Clerl \$10 Jerminia County affixed ပံ P. O. Box A book 20thday 3:36 Stayton, MONA THOMAS at. ö .5 sun staching boxar fiuse; EUDJUCL to Resultations, includimentation to second and concerning of the letter for the formation of the second of the secon GERSEGUER 101. 11 COLC 2 OUT C: To be used only when obligations have been paid. 1 Out 10 10 10 10 10 10 10 10 zninkci ro Vernistione, including levies, ansessments, such including it. . 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 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 H.F. ISSAN IVA WILLIAM IN SIGNORE THIN FRUST DEFID, made this THOMAS D. HESDERSON and TONA II, HENDERSON, . The second s Boneficiary G93- $\{ i,j\}$ 1 Do not lose or dastroy this Trust Doed OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before re SSG . 33