NOTE: The Trust Deed Act provides that the instee hereunder must be either an atomer, who is an active member of the Oregon State Bar, a bank, trust company or savings and logn association, authorized to business, under the lows of Oregon or, the United States for any agency thereof.

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thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by Brantor, the final payment of principal and interest hereof, if not sconer paid, to be due and payable in the second date of maturity of the debt secured by this instrument is the date, and payable in the event the within described property, or any part thereof, or any interest therein is sold, agreed to sold conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or herein, shall become immediately due and payable. * Or hypothecated ** Or by the operation of 1 the above described real property is not currently used for digitulturel, timber or grazing purposes. Or otherwise

sum of intratice enouge and enouge of even date herewith, payable to beneficiary or order and made by grantor, the

together, with all and singular the tenements, hereditaments and appurtenances 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 connec-tion with said real estate.

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Lot 1 in Block 7 of Tract 1093, Pinecrest; and a contract for the official plat thereof on the test of the county clerk of 1 count that the matter of the county clerk of 1 count that the matter of the county clerk of 1 count that the matter of the count of the count of 1 count that the matter of the count of 1 count that the matter of the count of 1 Klamath County, Oregon: TRUST DEED

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Oregon Trust Deed Series

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TRUST DEED.

and Martin Development Corporation, a California Corporation , as Beneficiary, Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property Klamath County, Oregon, described as: as the free combo-

THIS TRUST DEED, made this 13th James A. Wilson and Pamela J. Wilson Klamath County Title Company, a Oregon Corporation, as Grantor, as Trustee,

TRUST DEED

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County ofKlasath

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STATE OF ORREON

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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 and that he will warrant and forever detend 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), more and this trust deed are: (c), more and the trust 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 terminine 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 idefined 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 and required, disregard this, notice. (If the stoney of the above is a constraint) Anu A. Wilson tame Pamela J. (If the signer of the above is' a corporation, use the form of acknowledgment opposite.) ORS 93,4901 STATE OF OREGON, County of <u>Klamath</u> :nuq 9-24 STATE OF OREGON, County of 3)85. October 13, 19 79 Personally appeared Personally appeared the above named James A. Wilson ÷.,) each for himself and not one for the other, did say that the former is the Pamela J. Wilson ...president and that the latter is the Se. E. F secretary of..... and acknowledged the foregoing instruand that the seal affixed 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. Before me: mont to be their.volunfary act and deed. (OFFICIAL Steraluth ! ŞEAL) eille Tyotary Fublic for Oregon My commission expires: 3-14-81 Notary Public for Oregon (OFFICIAL My commission expires: SEAL (i) Her, to targets (A² standber all sential on the measured spatial standard s STREE TO LOSIONAL DE LA MARIA (CARANA The opened generative and based in the option of the used only when obligations have been poid, it is the approximate intractive and based on the option of the used on the option of t 124 2 5-1-913 TO: 01 195 penatur Sedharen 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 file aberer rau the undersigned is the legal owner and nonce of an interventes, source of the toregoing that used, on sums secure of our 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 sand (rest, deed, or pursuant, to statute, ito valuer, an evidence, or indeptedness, secured by said trust, deed, (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty i 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 accontent to the parties designated by the terms of said trust deed the Beneficiary 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 m TRUST DEED (FORM. No. 881) STATE OF OREGON LAW PUB. COL.PO Dregon. liot 1 in Block Record of Mortgages of said County. Courter (treesspire denine and SECTH TIGAGT COMBeneficiary ioration, a California Conthe affixed in AFTER RECORDING RETURNITO G CO DEGUA U OLGION COLDOLACTONM. D. Milne Witness my hand and seal of Montene Derni Coup aug 1 For 13 20 ANDELO Mage Ins Section 1999 aela J. Wilson 13 FP Buy-Oingon 97633 100 Come County Clerk Title TRUST DEED By Dernetha Deputy Fee_\$7_.00