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19th day of November

TRUST DEED

Vol. M-79 Page 27550

19th day of November
VOLUNTEER RECORD
MELTRAND LEWIS
as Grantor,
William L. Sisemore
Certified Mortgage Company, an Oregon Corp.

as Beneficiary,

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust; with power of sale, the property
in Klamath County, Oregon, described as:Lot 1, Block 2, Tract No. 1002, LA WANDA HILLS, In the County of Klamath, State of
Oregon.
LBNL DEED

Do not use or record this trust deed or the note which it contains until you first go to the office of the recorder of the county where the property is located and record this instrument.

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 connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of twenty 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 hereof if not sooner paid, to be due and payable November 26, 1981.

The date of maturity of the debt secured by this instrument is the date stated above, on which the final installment of said note becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, then, at 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.

The above described real property is not currently used for agricultural, timber or grazing purposes.

To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain said property in good condition and repair, not to remove or demolish any building or improvement thereon, nor to commit or permit any waste of said property.
2. To repair, restore promptly and in good and workmanlike manner, any building or improvement which may be constructed damaged or destroyed thereon, and pay, when due all costs incurred therefor.
3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property; if the beneficiary so requests, to join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for filing same in proper public office or offices as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the beneficiary.
4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the said premises against loss or damage by fire or other hazards as the beneficiary may from time to time require, in an amount not less than \$20,000.00 from time to time required, in companies acceptable to the beneficiary, with loss payable to the latter; all policies of insurance shall be delivered to the beneficiary as soon as insured if the grantor shall fail for any reason to procure any such insurance and to deliver said policies to the beneficiary at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings by the beneficiary, may procure the same at grantor's expense. The amount collected under any fire or other insurance policy may be applied by beneficiary toward any indebtedness secured hereby, and in such order as beneficiary may determine, or at option of beneficiary the entire amount so collected, or any part thereof, may be released to grantor. Such application or release, or non-payment, waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
5. To keep and maintain free from construction, leases and to pay all taxes, assessments, and other charges that may be levied on assessed upon or against said property before any part of such taxes, assessments, and other charges become past due or delinquent and promptly deliver receipts therefor to beneficiary; should the grantor fail to make payment of any taxes, assessments, insurance premiums, liens or other charges payable by grantor either by direct payment or by providing beneficiary with funds with which to make such payment, beneficiary may, at its option, make payment thereof and the amounts so paid with interest at the rate set forth in the note secured hereby, together with the obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become a part of the debt secured by this trust deed, without waiver of any rights arising from breach of any of the covenants hereof, and for such payments with interest as aforesaid, the property, hereinafter described, as well as the grantor, shall be bound to the same extent that they are bound for the payment of the obligation herein described, and all such payments shall be immediately due and payable without notice and the nonpayment thereof shall, at the option of the beneficiary, constitute a breach of this trust deed.
6. To pay all costs and expenses of this trust including the cost of title search, as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation and trustee's and attorney's fees actually incurred in the defense of this trust.
7. To appear and defend any action or proceeding purporting to affect the security, rights or powers of beneficiary or trustee, and in so doing, to take such action or proceeding which the beneficiary or trustee may appear, including any suit for the foreclosure of this trust, to pay all costs and expenses including evidence of title and the beneficiary's or trustee's attorney's fees, the amount of attorney's fees mentioned in this paragraph 7, in all cases, to be fixed by the trial court and in the event of an appeal from any judgment or decree of the trial court, grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney's fees in such appeal.

(It is mutually agreed that, in the event of any action or proceeding to affect the security, rights or powers of beneficiary or trustee, and in so doing, to take such action or proceeding which the beneficiary or trustee may appear, including any suit for the foreclosure of this trust, to pay all costs and expenses including evidence of title and the beneficiary's or trustee's attorney's fees, the amount of attorney's fees mentioned in this paragraph 7, in all cases, to be fixed by the trial court and in the event of an appeal from any judgment or decree of the trial court, grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney's fees in such appeal.)

In the event that any portion or all of said property shall have the right, if it so elects, to require that all or any portion of the monies payable for compensation for such taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it first upon any reasonable costs and expenses and attorney's fees, both in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied toward the indebtedness secured hereby; and grantor agrees at its own expense to take such actions and execute such instruments as shall be necessary in obtaining such compensation.

At any time and from time to time upon written request of beneficiary, payment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyance for cancellation), without affecting the liability of any person for the payment of the indebtedness, trustee may acknowledge and make a public record as provided by law. Trustee is not obligated to notify any party held of pending sale under any other deed or trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party, unless such action or proceeding is brought by trustee.

NOTE: This Trust Deed Act provides that the trustee hereunder must be either an attorney who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 496.505 to 696.585.

NOTE: 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 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 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, executors, 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 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.

Walter A. Lerner

* **IMPORTANT NOTICE:** Date, 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 MUST comply with the Act and Regulation Z by making required disclosures, for the 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, or is not to finance the purchase of a dwelling, use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act is not required, disregard this notice.

(II) the signer of the above is a corporation, use the form of acknowledgment opposite.) (O.R.S. 93.400)

STATE OF OREGON, County of _____ ss.
County of Klamath
November 19, 1979

Personally appeared the above named,

WALTER A. LERNER

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,
Notary Public for Oregon
My commission expires 2-16-81

**(OFFICIAL
SEAL)**

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and _____

who, each being first duly sworn, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed and sealed in behalf 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,

Notary Public for Oregon

**(OFFICIAL
SEAL)**

My commission expires:

REQUEST FOR FULL RECONVEYANCE

TO: 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:

DATED: November 19, 1979

Beneficiary

Do 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
Oregon (Form No. 881)
TO T. LTD. (K.W. PUB. CO., PORTLAND, ORE.)
STEVENS-NESS (K.W. PUB. CO., PORTLAND, ORE.)

To: WALTER A. LERNER
C/O WALTER A. LERNER, Klamath Falls, Oreg.
Grantor

As Beneficiary
COLLECTIVE MORTGAGE
CORPORATION, Klamath Falls, Oreg.
Beneficiary

AFTER RECORDING RETURN TO:
CERTIFIED MORTGAGE CO.
830 KLAMATH AVENUE
KLAMATH FALLS, OREGON 97601

STATE OF OREGON, County of Klamath ss.
I certify that the within instrument was received for record on the 27th day of November, 1979, at 4:09 o'clock P.M., and recorded in book/reel/volume No. M79 on page 27550 or as document/fee/file/instrument/microfilm No. 77340, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Kenneth J. Fletcher, Deputy

Fee \$7.00