*78234	TRUST DEED	Vol. 79 Pu	2 °
THIS TRUST DEED, made this oger Neil Hart and Debra Kay			as Trustee, and
<i>Grantor, Transamerica Title</i> 11s Fargo Realty Service, In	a a California Corpo	ration as Trustee,	under Trust 1401

Grantor irrevocably grants, bargains, sells and conveys to in Klamath County, Oregon, described as:

Lot 23, Block 3, Klamath Country, in the County of Klamath, State of Oregon, as shown on Map filed in Book 20, Page 6 of Maps, in the office of the County Recorder of said County.

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 contrac-tion with solid read sector

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Three thousand eight hundred fifty two dollars and ninety eight cents

note of even date herewith, payable to beneliciary or order and made by grantor, the final payment of principal and interest hereof, i

note of even date herewith, payable to beneficiarly or order and made by grantor, the third payment of principal and interest hereof, if not sooner paid, to be due and payable 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, of herein, shall become immediately due and payable. The obve described real property is not currently used for agricultural, timber or grazing purposes.

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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 defend the same against all persons whomsoever. -purposes. 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 leminine and the neuter, and the singular number includes the plural. IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year light 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-Londing 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. Roger Thut Neil Hart Debra Kay Hart (If the signer of the above is a corporation, use the form of acknowledgment opposite.) IORS 93.4901 STATE OF OREGON. STATE OF OREGON, County of MAR SNI County of) ss. 9.24 , 19 , 19 Personally appeared Personally appeared the above named Lober Are Arrow 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 allixed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed and sealed in behalt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act Before me: OFFICIAL 3 L SEAL) Notary Public for Oregon My commission expires. (OFFICIAL My commission expires: SEAL) 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, 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 said trust deed or pursuant to statute, to cancer an evidences of indepredness secured by said trust deed (which are derivered 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 . 19 Beneliciary Do not lose or destroy this Trust Dead 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 (FORM No. 881) STIVENS NESS LAW PUB CO. PO 55 County of Klamath I certify that the within instrument was received for record on the 17thtay of December 1979 at 2:36 o'clock P M and recorded Granto SPACE RESERVED o'clock P M., and recorded in book M79 FOR on page 28916 or RECORDER'S USE as file/reel_number=78234 Record of Mortgages of said County. Witness my hand and seal of Beneficiary AFTER RECORDING RETURN TO

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County affixed. Mm. D. Milne County Clerk

By Simethe Spile the Deputy

Fee \$7.00