

Beneficiary

UNITED FINANCE COMPANY, 1424 N.E. 102nd Ave., Portland, Oregon 97220

80509

## TRUST DEED TO CONSUMER FINANCE LICENSEE

Page

2657

No.

45795304

Due

2/12/90

Total of Payments 33,562.80  
 FINANCE CHARGE 18,838.57  
 Amount Financed 14,724.23  
 ANNUAL PERCENTAGE RATE 19.50 %

Grantor(s)

GEORGE L. DEASON  
 CHARLOTTE A. DEASON

AMOUNT OF PAYMENTS			
PAYABLE IN: Consecutive Monthly Installments	First Payment Amount	Other Monthly Payment	FINAL PAYMENT SHALL BE EQUAL TO UNPAID PRINCIPAL AND INTEREST
120	279.69	279.69	

  

DUE DATE OF PAYMENTS			
First Payment Due Date	Others Same Day of Each Month	Final Payment Due Date	Date FINANCE CHARGE begins to accrue if different from date of loan above.
3/12/80	12	2/12/90	2/12/80

THIS TRUST DEED, made this 7th day of February, 19 80, between  
GEORGE L. DEASON and CHARLOTTE A. DEASON, Husband and Wife, as Grantor,  
Pioneer National Title Insurance Co., as Trustee,  
 and UNITED FINANCE CO., as Beneficiary,

## WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee, with power of sale, the property in Klamath  
 County, Oregon, described as:

Lots 3, 4 and 5, in Block 23, THIRD ADDITION TO RIVER PINE ESTATES, County of  
Klamath, State of Oregon.

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

This Trust Deed is given by Grantor to secure the performance of each agreement contained herein and to secure payment of loan in the amount of the Amount Financed shown above plus accrued but unpaid Finance Charges plus any other amounts lawfully added to the indebtedness. Said loan is evidenced by a promissory note of even date herewith and which is further described above.

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; not to commit or permit any waste of said property.
  2. To complete or 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 the proper public office or offices.
  4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the said premises against loss or damage by fire with extended coverage in amounts as beneficiary may from time to time require, written in companies acceptable to the beneficiary, with loss payable to the latter and to grantor as their interests may appear; 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, the beneficiary may procure the same at grantor's expense.
  5. To keep said premises free from mechanics' liens and to pay all taxes, assessments and other charges that may be levied or 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. If borrowers fail to pay property taxes on any security when due, or default on any other obligations prior to this agreement and secured by the real property subject to this agreement, lender may, at its option, bring such taxes or obligation current and add any such payment or payments to borrowers obligation secured hereby to bear interest at the contract rate from date of payment. Such default or nonpayment by borrowers constitutes a default of this agreement and the exercise of lender's option to pay shall not constitute a waiver of said default.
  6. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee.
- It is mutually agreed that:
7. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, if it so elects, to require that all or any portion of the monies payable as 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 upon 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, promptly upon beneficiary's request.
  8. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue for or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, upon any indebtedness secured hereby, and in such order as beneficiary may determine.

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 the following encumbrances to wit: NONE

and that he will warrant and forever defend the same against all persons whomsoever.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee of the note secured hereby, whether or not named as a beneficiary therein. 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.

STATE OF OREGON,

County of Multnomah

Personally appeared the above named  
George L. and Charlotte A. Deason

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

(OFFICIAL  
 SEAL)

NOTARY PUBLIC

Notary Public for Oregon  
 11/30/82

My commission expires:

STATE OF OREGON; County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_ and

each for himself and not one for the other, 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 said 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:

(OFFICIAL  
 SEAL)

Notary Public for Oregon

My commission expires:

TRUST DEED

CONSUMER FINANCE LICENSEE

TO: GEORGE L. DEASON

CHARLOTTE A. DEASON

UNITED FINANCE CO.

Beneficiary

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for the record on the 11th day of February 1980 at 10:31 A.M. and recorded in book 1880 on page 2657 or as file / reel number 80509

Record of Mortgages of said County.

Witness my hand and seal of County affixed

Wm. D. Milne

Recording Officer

By: *[Signature]* Deputy

Fee \$7.00

Return to:

United Finance Co.

1424 NE 102nd Ave.

Portland, Oregon 97220

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State of Oregon

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