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68333

THIS TRUST DEED, made this day of 19.....
between Husband and Wife

Grantor,
 Bruce L. Gustafson and Alexis Gustafson, Husband and Wife

Lot 636, Block 128, MILLS ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR THE PURPOSE OF SECURING PERFORMANCE OF each agreement made by grantor, the final payment of principal and interest hereof, i

note of even date herewith, payable to beneficiary or order and made by _____, April 10, 19____, for the sum of \$_____.

not sooner paid, to be due and payable _____, at maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note was due; and if the same shall not be so paid, then the principal and interest thereon shall become immediately due and payable.

I, _____, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of my office.

In testimony whereof, I have hereunto set my hand and seal of office, at _____, this _____ day of _____, 19____.

Notary Public for the State of _____

Witness my hand and seal of office, at _____, this _____ day of _____, 19____.

Notary Public for the State of _____

then, at the beneficiary's option, all obligations secured by this deed, herein, shall become immediately due and payable.

[illegible][illegible][illegible][illegible]

5. To keep said premises free and clear of all taxes, assessments and other charges that may be levied or assessed on said premises, the manner provided in ORS 86.740 to 86.795.

[illegible]

described, and all such payments shall, at the option of the trustee, be postponed as provided by law. The trustee shall sell the parcel or in separate parcels and shall sell the parcel or in separate parcels for cash, payable at the time of sale.

[illegible][illegible][illegible]

incurred by grantor in reasonable costs and expenses, whether or not applied by it first upon any of the property, and the balance applied upon the indebtedness both in the trial and appellate courts, necessarily paid or incurred by the grantor in such proceedings, and at its own expense, to take such action as may be necessary to obtain such balance, and to obtain such conclusive proof of proper appointment of the successor as shall be conclusive proof of proper appointment of the successor as Clerk or Recorder of the county.

[illegible]

NOTE: The above information shall be furnished to the Department of Public Safety, Bureau of Motor Vehicle Registration, upon request.

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 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 as 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, 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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 93.490)

STATE OF OREGON,)
County of Klamath) ss.
April 10, 19 80.
Personally appeared the above named
Don A. Dumbeck and Vickie L.
Dumbeck

STATE OF OREGON, County of) ss.
, 19 .
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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

(OFFICIAL 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 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 .

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

(FORM No. 881)

STEVENS NESS LAW PUB. CO., PORTLAND, ORE.

Grantor

SPACE RESERVED
FOR
RECORDER'S USE

Beneficiary

AFTER RECORDING RETURN TO

MTL

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 11th day of April, 1980, at 8:33 o'clock A.M., and recorded in book reel volume No. M80 on page 6833 or as document/fee/file/instrument/microfilm No. 83079, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernice H. Hetscho Deputy

Fee \$7.00