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Vol. 80 Page 7161

Filed for Record at Request of

Name GIT FINANCIAL SERVICES, INC.

Address 432 So. 7th St.

City and State Klamath Falls, OR 97601

DEED OF TRUST

NAMES AND ADDRESSES OF ALL GRANTORS GRANTOR (1) <u>Clinton, Raymond D.</u> GRANTOR (2) <u>Clinton, Eleanor L.</u> ADDRESS <u>P.O. BOX 1376</u> <u>Klamath Falls, OR 97601</u>		AGE <u>40</u> BENEFICIARY <u>G.I.T. FINANCIAL SERVICES, INC.</u> ADDRESS <u>432 So. 7th St</u> <u>Klamath Falls, OR 97601</u>	LICENSE NO. BRANCH NO. <u>1261</u>
GRANTOR (3) LOAN NUMBER <u>18674465</u> DATE DUE EACH MONTH <u>01</u> DATE OF LOAN <u>4/14/80</u>		TRUSTEE <u>TRANSAMERICA TITLE INSURANCE COMPANY</u> ADDRESS <u>600 Main St. Klamath Falls, OR 97601</u>	Date Finance Charge begins to accrue if other than date of transaction <u>4/18/80</u> TOTAL OF PAYMENTS \$ <u>8489.08</u> NUMBER OF PAYMENTS <u>48</u>
DATE FIRST PAYMENT DUE <u>6/1/80</u> AMOUNT OF FIRST PAYMENT \$ <u>217.08</u>	OTHER PAYMENTS DUE EACH SUCCEEDING MONTH ON DIFF. DATE ABOVE AMOUNT OF OTHER PAYMENTS \$ <u>176.00</u>	DATE FINAL PAYMENT DUE <u>5/1/84</u> AMOUNT FINANCED \$ <u>5834.66</u>	
AGREED RATE OF CHARGE: <input checked="" type="checkbox"/> 1 1/2% per month on the unpaid amount financed. <input type="checkbox"/> % per month on the unpaid amount financed			

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THIS DEED OF TRUST SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$50,000

The words "you" and "your" refer to Beneficiary. The words "I," "me" and "my" refer to all Grantors indebted on the note secured by this Deed of Trust.

To secure payment of a note which I signed today promising to pay you the above Amount Financed together with a Finance Charge at the Agreed Rate of Charge shown above, and to secure all my future obligations to you, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, transfers and assigns the real estate described below and all improvements on the real estate to the above Trustee in trust, with power of sale. The real estate is located in Oregon, County of Klamath

See Attached

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

If I pay the note secured by this Deed of Trust according to its terms, this Deed of Trust will become null and void. I will pay all taxes, liens and assessments against the real estate and maintain insurance on the real estate in a form and amount satisfactory to you. You may pay any such tax, lien or assessment or buy such insurance in your own name, if I fail to do so. The amount you pay, with interest at the rate shown above, will be added to and become part of the obligation secured by this Deed of Trust.

If I sell, convey, transfer, dispose of or further encumber the real estate or any part of it without first obtaining your written consent, then all amounts secured by this Deed of Trust will become due, if you desire.

If I default in paying any part of any obligation secured by this Deed of Trust or if I default in any other way, then all amounts secured by this Deed of Trust will become due, if you desire, when you so advise me. At your written request the Trustee will sell the property then subject to this Deed of Trust, as a whole or in separate parcels, as you wish, in accordance with the provisions of Oregon law in force at the time of sale. If the Trustee sells the property in separate parcels, he will do so in whatever order you direct at public auction to the highest bidder for cash, payable at the time of sale. The Trustee may postpone the sale of all or any part of the property by making a public oral announcement at the time and place of sale, and may continue to postpone the sale by making a public oral announcement at the time set by the preceding postponement. The Trustee will apply the proceeds of sale to all the debts then secured by this Deed of Trust and will apply any money which is left over to the person or persons legally entitled to it.

At any time and for any reason you may, without the Trustee's or my permission, substitute a successor to the Trustee named in or acting under this Deed of Trust by means of an appropriate written instrument. When properly acknowledged and recorded in the office of the Recorder of the county where the real estate is located, that instrument will be conclusive proof of proper substitution of the successor trustee, who will have all the title, estate, rights, powers and duties of the former trustee.

This Deed of Trust inures to the benefit of and binds all parties involved, their heirs, legatees, administrators, executors, successors and assigns.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this deed of trust will affect any other obligations under this deed of trust.

Each of the undersigned waives all marital rights, homestead exemption and all other exemptions relating to the above real estate.

THE UNDERSIGNED TRUSTOR REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE UNDER THIS DEED OF TRUST BE MAILED TO HIM AT HIS ADDRESS SHOWN ABOVE.

Signature of Trustor

Raymond D. Clinton

Raymond D. Clinton

Eleanor L. Clinton

Eleanor L. Clinton

STATE OF OREGON

COUNTY OF Klamath

SS.

This foregoing instrument was acknowledged before me this 4-14-80 (Date)

82-15416-10-79 OREGON

By Richard J. Wickline
NOTARY PUBLIC - OREGON
Notary Public
Serial number

CIT FINANCIAL SERVICES

432 South Seventh Street, P.O. Box 1660, Klamath Falls, Oregon 97601 Phone: (503) 664-7711

7162

A parcel of land situate in the NW 1/4 of Section 3, township 40 South, Range 9 East of the Willamette Meridian, Klamath County, OREGON, being more particularly described as follows: Commencing at the Northwest corner of Section 3, Township 40 South, Range 9 E.W. M.; thence North 89 54 58" East along the North line of said section 3, 110.06 feet; thence leaving said section line South 26 48 02" East 33.59 feet to the point of beginning for this description said point also being the intersection of the southerly right-of-way line of the Old Midland Road with the easterly right of way of K.I. D. C-4 Lateral: thence continuing South 26 48 02" East along the Easterly right of way line of said canal, 308.56 feet to the point of beginning of a curve to the left; thence along the arc of a 99.56^{feet}/radius curve to the left a distance of 81.38 feet (long chord South 50 13 02" East, 79.13); thence continuing along said canal right of way South 73 38 02" East, 18.14 feet; thence leaving said canal right of way line North 00 05 02" West, 331.48 feet to a point on the Southerly right of way line of said Old Midland Road: thence along said right of way line South 89 54 58" West 216.86 feet to the point of beginning, containing 1.00 acre more or less.

Raymond D. Clinton 4/14/80

Edward J. Clinton 4/14/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 17th day of April A. D. 1980 at 11:19 clock AM., or

is recorded in Vol. M80, of Mortgages on Page 7161

Wm D. MILNE, County Clerk

By *Sernather Hetch*

Fee \$7.00