•	85380	TRUST DEED	Vol. Mgo Pa	
THIS	TRUST DEED, made	this 6th day of RES and LINDA CAZARES	June	, 1980 between
		Frontier Title & Escrow		iie , as Grantor,
				as Trustee

Oregon Trust Deed Series—TRUST DEED (No restriction on assignment).

and JOE T. BIRDWELL and LaVERNE BIRDWELL, husband and wife , as Beneficiary, tee WITNESSETH:

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

Lots 1 through 6, in Block 10, as shown on the map entitled "STEWART", filed in the office of the County Clerk of Klamath County, Oregon.

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 connec-

now or hereafter appertaining, and the felling, the felling, the felling, the felling to make the form with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of <u>TWENTY-THREE THOUSAND NINE HUNDRED & no/100</u> Dollars, with interest Sum of <u>TWENTY-THREE THOUSAND NINE HUNDRED</u> to beneficiary or order and made by grantor, the 

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

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t is the date, stated above, on which the final installment of said note isollard, timber or grazing purposes.
(a) consent to the making of any map or plat of said property: (b) join in any subordination or other afreement affirm this deed or the lien or charge frantee in any reconveyance may be described as the of the property. The frantee in any reconveyance may be described as the of the property. The frantee in any reconveyance may be described as the of the property. The frantee in any reconveyance may be described as the of the property. The frantee in any reconveyance may be described as the of the property. The frantee in any reconveyance may be described as the of the property. The frantee in any reconveyance may be described as the of the property. The frantee in any reconveyance may be described as the of the property of the truthulness thereof. If the property of the state of any of the routhul they franter hereunder, benediciny may at any inductive event of the state of the of the property of the state of any part thereof, in it is narraging and the prosension of said property, the only and the property of the state of any detarmine.
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surplus, if any, to the grantor or to his successor in interest entitled to such surplus. 16. For any reason permitted by law benelskiary may hemerime and fine appoint a successor trustee with any trustee handed herean a contrast successor trustee appointed hereander. Upon such appointent, and extension successor trustee appointed hereander. Upon such appointent, and extension conveyance to the successor trustee, the latter shall be vested with all title pewers and duties conferred upon any trustee herein named or appointed hereander. Each such appointment and substitution shall be made by written innument executed by beneliciary, containing reference to the frust deed of the conclusive of the county or counties in which the property is situated, shall be conclusive of the county or counties in which the property is situated. The successor trustee, is a provided by law. Trustee is not obligated to notify any particle record pending sale under any other deed of trust or of any action or proceeding is shought by trustee.

NOTE: The 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 lows 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, or the United States or any agency thereof.

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) fer an organization, or (even il-grantor is a natural person) are for business or commercial purposes other than a

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 feminine and the neuter, and the singular number includes the plural.

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