		-TRUST DEED.	-21825	STEVENS NEES LAW PUBLISH	ING CO., PORTLAND, OR. 97204
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TH	IS TRUST DEEL ay C. Reinhard	D, made this 11th and Kathy Jean Rein	day of hard, Husband and	April Wige as Tenant	, 19, between
By T as Grantor Well	he Entirety , Transameri s Fargo Realty	ca Title Insurance C Services, Inc. A Ca	ompany lifornia Corporat	ion as Trustee	, as Trustee, and under
as Benefici	iarv	to and biding a start will			,
Gra	intor_irrevocably g	trants, bargains, sells and County, Oregon, des	conveys to trustee in	trust, with power o	i sale, the property
Com	ty of Klamath.	Tract 1184-Oregeon State of Oregon as Page 29 in the off	shevn on the Mar	ITTEG OF VOACH	mer o,

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise pow or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connec-

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प्रान्त्र का स्वितिष्टिम् क्रिके का माल्य का स विश्वेद्य प्रसंस् विकारिष्टि के वर्त्त क्रांस्ट विश्विक विवार

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tion with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of g sum of Four Thousand Five Hundred Forty-Eight and 11/100-of grantor herein contained and payment of the

Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if

pote of even date intervitin, payable to beneficiary of other and made by grantor, the time payment of principal and interest interest, in pot sooner paid, to be due and payable interview of the date, stated above, on which the linal installment of said note The date of maturity of the debt secured by this instrument is the date, stated above, on which the linal installment of said note becomes due and payable. In the event the within described property, or any part thereol, 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, becomes due and payable. In all obligations socured by this instrument, irrespective of the maturity dates expressed therein, or herein, shall become immediately due and payable. The above described sed property is not currently used for agricultural, timber or grazing purposes.

Ray C. Reinhard

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Jean Selamard

To protect the security of this trust deed, grantor agrees: I. To protect, preserve and maintain said property in 'good condition and repair; not to remove of 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 workmalike 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, condi-tions and restrictions allecting said property; il the beneficiary so requests, to join in executing such linancing statements pursuant to the Unitorm Comme-rial Code as the beneficiary may require and to pay for tiling same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the beneficiary. proper p by tiling benelicia

rument, irrespective of the maturity dates expressed therein, or unal, timber or grazing purposes. (a) consent to the making of any map or plat of said property; (b) join in granting any essement or creating any restriction thereon; (c) join in any subordination or other agreement alfecting this deed or the lien or charge thereoi; (d) reconvey, without warranty, all or any part of the property. The grantes in any reconveyance may be described as the "person or persons feally entitled thereoic" and the recitals therein of any matters or lacts shall be conclusive proof of the truthfulness thereol. Trustee's lees for any of the services mentioned in this paragraph shall be not less than 3. 10. Upon any delault by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be or pointed by a court, and without reger too han de take possession of said prop-tery or any indebtedness secured hereby, and in such order as ben-liciary may determine. 11. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of lire and other property determine. 11. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of lire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereoid as alforessid. Shall not cure or ware any detault or natice of delault hereunder or invalidate any act done urusunity of unn horized real property is currently used for agricultural, timber or, maxing purposes, the beneficiary may proceed to lor-close this trust ded in equity, as a mortgage in the manner provided by law for mortgage literetourse. However it said real property is currently used, the beneficiary and if the above described real property is or socurently used. The said directourse. However it said real property is not so curently used, the beneficiary an

deed as their interests may appear in the order of their priority and (4) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus. If any, to the grantor or to his successor in interest entitled to such surplus. If any, to the grantor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appoint instrument executed by beneichary, containing reference to this trust deed instrument executed by beneichary, containing reference to this trust deed and its place of record, which, when recorded in the olice of the County Clerk or Recorder of the county or counties in the indeed, duty executed and acknowledged is made a public record as provided by law. Trustee and obligated to notily any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought 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 com or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to property of this state, its subsidiories, affiliates, agents or branches, or the United States or any agency thereof.

潮湿 招 fully seized in fee simple of said described real property and has a valid, unencumbered title thereto 12769 April 1 and Seinhard, Hurband and Mice as Tenants and that he will warrant and forever defend the same against all persons whomsoever. VienianD onD ve olls Erro Bally Services, Inc. A California Corporation as Trustee under 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 ergenization, or (organit grantor is a matural parson), are for husiness or commercial surposes other than t 1 2 3 2 - 2 ^{- 2} Durposes. 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 constituing this deed build whenever the context so requires, the masculine gender includes the faminine and the neutral, the singular gauge includes the plural. , f.J.HUN. A G William 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 or 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, use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act not required, disregard this notice. Ray C. Reinhard unha Reinha/B III the signer of the above is a corporate the of the signer of actinguisdegreent on the CAU FOTHACT and the rest of (ORS 93.490) and the second) ... STATE OF OREGON, County of 1944 CA (8-74) (Individual) TITLE INSURANCE AND TRUST 1111 STATE OF CALIFORNIA and COUNTY OF Kos angelos) SS. », each being first ATICOR COMPANY <u>``</u> before me, the undersigned, a Notary Public in and for said Reinhard Ein hard State instrument is the nt was signed and board of directors; known to me to be the person _____ whose name _____ Are OFFICIAL SEAL its voluntary act subscribed to the within instrument and acknowledged that they VICKI L. LUND NOTARY PUBLIC - CALIFORNIA executed the same. LOS ANGELES COUNTY WITNESS my hand and official seal. My comm. expires SEP 4, 1982 (OFFICIAL SEAL) Vicki L Lun Signature. Sec. Sec. (This area for official notarial seal) TO: Truste 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 hald by you under the same. Mail reconveyance and documents to DATED 19 asi e K 100 5-151 Beneficiary this Terms D. OR THE NOTE risich is deliver trustee for concollation before reconveyonce will be The spect 121 3.4 Sec. Sec. TRUST DEED STATE OF OREGON AW PUS. CO., PORTLAND. ORE. 88 County of Klamath I certify that the within instrument was received for record on the 15 Y 1 10th day ofJuly......, 19.80...., SPACE RESERVED at 3:22 o'clock P.M., and recorded Grantor in book M80 on page 12768 or FOR RECORDER'S USE Record of Mortgages of said County. Beneficiary Witness my hand and seal of AFTER RECORDING RETURN TO Date ر الم ا County affixed. Wells Fargo Realty Services Inc. Mm. D. Milne 572 E. Green Street County Clerk Pasadena, CA 91101Title By Sernetha & Sets ch Deputy dugan Fee=\$7=00-