

94129

TRUST DEED TO CONSUMER FINANCE LICENSEE

THIS TRUST DEED, made this 18th day of December, 1980, between Finley Stacey and Carol A. Stacey, as Grantor, Klamath County Title Company, as Trustee, and Motor Investment Co., as Beneficiary,

WITNESSETH:

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

See Attached Sheets
CONSUMER FINANCE LICENSEE
TO
TRUST DEED

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 connection with said real estate,

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of the grantor herein contained and also securing the payment of the sum of \$5,314.81 this day actually loaned by the beneficiary to the grantor for which sum the grantor has given his note of even date payable with interest to the beneficiary in 60 monthly installments of \$139.34 each, the first installment to become due and payable on the 20th day of January, 1981 and subsequent installments on the same day of each month thereafter until said note is fully paid; the final installment on said note in the sum of \$39.34 will become due and payable on December 20, 1986; said note bears interest at the following rates: If the original amount of said loan is \$5,000 or less, three percent per month on that part of the unpaid principal balance of said note not in excess of \$500, one and three-quarter percent per month on that part of the unpaid principal balance of said note in excess of \$500, but not in excess of \$2,000, and one and one-quarter percent per month on that part of the unpaid principal balance of said note in excess of \$2,000, but not in excess of \$5,000; however if the original amount of said loan is in excess of \$5,000, then instead of the rates of interest just mentioned, the whole amount so loaned shall bear interest at the rate of nineteen and one-half percent per year on its entire principal balance; all installments include principal and interest and, as paid, shall be applied first to interest and then to unpaid principal; prepayment of said note in full or in part may be made at any time.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable. In the event the within described property, or any part thereof, or any interest thereon 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, then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, shall become immediately due and payable.

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

- 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 an amount not less than the value of the property as shown in the policy, 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. Grantor hereby authorizes and directs beneficiary as grantor may have authorized, pay the premiums on all such insurance and deduct the amounts so actually paid from the proceeds of the loan. The amount collected under any fire or other insurance policy may be applied by beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary the entire amount so collected, or any part thereof, may be released to grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. Should the grantor fail to insure or to preserve the collateral for this loan, the beneficiary may pay for the performance of those duties and add the amounts so paid to the then unpaid principal balance of the loan and bear interest at the rates specified above.
 5. To keep said premises free from construction 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.
 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 of all of said property shall be taken under the right of eminent domain, 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 his own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation, promptly upon beneficiary's request.
8. At any time and from time to time upon written request of beneficiary and presentation of this deed and the note for endorsement (in case of full reconveyance, for cancellation), without affecting the liability of any person for the payment of the indebtedness, trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereon; (d) reconvey without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or persons legally entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof.
9. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a court appointed receiver, take possession of the property.

ceiver 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. After grantor's default and referral, grantor shall pay beneficiary for reasonable attorney's fees actually paid by licensee to an attorney not a salaried employee of licensee.

10. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of insurance policies or compensation or awards for any taking or damage to the property, and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

11. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, the beneficiary may declare all sums secured hereby immediately due and payable. In such an event the beneficiary at his election may proceed to foreclose this trust deed in equity as a mortgage provided by law or direct the trustee to foreclose this trust deed by advertisement and sale. In the latter event the beneficiary or the trustee shall execute and cause to be recorded his written notice of default and his election to sell the said described real property to satisfy the obligations secured hereby, whereupon the trustee shall fix the time and place of sale, and give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.740 and 86.795.

12. Should the beneficiary elect to foreclose by advertisement and sale then after default at any time prior to five days before the date set by the trustee for the trustee's sale, the grantor or other person so privileged by the trustee to sell the property to the beneficiary or his successors in interest respectively, the entire amount then due under the terms of the trust deed and the obligation secured thereby, other than such portion of the principal as would not then be due had no default occurred, and thereby cure the default, in which event all foreclosure proceedings shall be dismissed by the trustee.

13. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which said trust deed sale may be postponed as provided by law. The trustee may sell said property either in one parcel or in separate parcels and shall sell the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant of warranty, express or implied. The recitals in the deed of any matters of fact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

14. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the obligation secured by the trust deed, (2) to all persons having recorded liens subsequent to the interest of the trustee in the trust deed as their interests may appear in the order of their priority and (3) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

15. For any reason permitted by law beneficiary may from time to time appoint a successor 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 appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, containing reference to this trust deed and its place of record, which when recorded in the office of the recording officers of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

16. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not obligated to notify 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 company, 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 real property, or this lender's subsidiaries, affiliates, agents or branches, the United States or any agency thereof or an escrow agency licensed under ORS 694.505 to 694.585. The licensee is always the beneficiary. Do not use this form for loans less than \$2,000. ORS 725.050(1) prohibits liens on real estate to secure loans of less than \$2,000 when made at consumer finance rates.

For a Mortgage to Consumer Finance Licensee, see Stevens-Ness form No. 951.

The grantor acknowledges receipt at the time the above loan was made of a statement in the English language relative to the loan as required by ORS 725.360 and by Section 10.100 of the Oregon Administrative Rules.

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) for grantor's personal, family, household or agricultural purposes (see Important Notice below), (b) for an occupation 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, 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 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.

Finley Stacey

Christ Ann Stacey

STATE OF OREGON, County of Klamath ss. Personally appeared each for himself and not one for the other, did say that the former is the president and that the later 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: Notary Public for Oregon barbedes My commission expires:

Finley Stacey (CARO) A. Stacey

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

Christ Ann Stacey

Notary Public for Oregon My commission expires 6/1/73

REQUEST FOR FULL RECONVEYANCE: To be used only when obligations have been paid.

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 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:

FOR THE PURPOSE OF RECONVEYANCE OF ANY INTEREST OF THE BENEFICIARY DESIGNATED BY THE TERMS OF THE TRUST DEED, TO BE USED ONLY WHEN OBLIGATIONS HAVE BEEN PAID.

TO: THE HOLDER OF THE TRUST DEED, OR TO THE TRUSTEE OF THE TRUST DEED, OR TO THE PARTY DESIGNATED BY THE TERMS OF THE TRUST DEED.

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 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:

FOR THE PURPOSE OF RECONVEYANCE OF ANY INTEREST OF THE BENEFICIARY DESIGNATED BY THE TERMS OF THE TRUST DEED, TO BE USED ONLY WHEN OBLIGATIONS HAVE BEEN PAID.

DATED: 1973

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 TO CONSUMER FINANCE LICENSEE FORM No. 946) (STANDARD LAM, PUBLISHED BY PORTLAND, ORE.)		STATE OF OREGON, County of } ss. I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Mortgages of said County. Witness my hand and seal of County affixed.	
GRANTOR Finley Stacey		BENEFICIARY Finley Stacey	
AFTER RECORDING RETURN TO Finley Stacey P.O. Box 307 Klamath Falls, OR 97603		Deputy	

DESCRIPTION OF PROPERTY

All the following described real property situated in Klamath County, Oregon:

PARCEL 1:

All that tract of land recorded in Volume 266, page 629, Parcel 1, of Deed records of Klamath County, Oregon, described as:

Beginning at the intersection of a line marking the East line of the $W\frac{1}{2}E\frac{1}{2}NE\frac{1}{4}$ of Section 32, T. 39 S., R. 8 E.W.M. with the centerline of the Ashland-Klamath Falls Highway as now located; thence North along the East line of the $W\frac{1}{2}E\frac{1}{2}NE\frac{1}{4}$ of said Section 32 and the East line of the $W\frac{1}{2}SE\frac{1}{2}SE\frac{1}{4}$ of Section 29 in said Township and Range, a distance of 2257.5 feet, more or less to the South line of Emmitt Ditch in said last mentioned 40 acre tract; thence West along said ditch 385 feet; thence South and parallel with the first mentioned course to center of said highway; thence Northeasterly along the centerline of the highway to the point of beginning, containing 20 acres, more or less, in addition to the land included in the highway and situated in the $W\frac{1}{2}E\frac{1}{2}NE\frac{1}{4}$ of said Section 32 and the $W\frac{1}{2}SE\frac{1}{2}SE\frac{1}{4}$ of said Section 29.

EXCEPTING therefrom that portion thereof under contract to Ray and Lorraine Pinole, which portion lies Westerly of a line joining a point on the North boundary, distant 359.0 feet Easterly from the Northwest corner thereof and a point on the Northerly right of way boundary of the Klamath Falls-Ashland Highway (Oregon 66) as constructed this date; said point being distant 381.7 feet as measured Easterly along the aforesaid highway right of way boundary from the Westerly boundary thereof, containing 18.5 acres, more or less.

PARCEL 2:

All that tract of land recorded in Volume 266 page 629, Parcel 2, Deed records of Klamath County, Oregon, described as:

That portion of the $E\frac{1}{2}NE\frac{1}{4}$ of Section 32, T. 39 S., R. 8 E.W.M., in Klamath County, Oregon, described as follows: Beginning at a point which is S. $0^{\circ}32'$ W., 558.25 feet and S. $89^{\circ}58'$ W., 95 feet from the section corner common to Sections 28, 29, 32 and 33, T. 39 S., R. 8 E.W.M., being the point of beginning: thence S. $89^{\circ}59'$ W., 517.5 feet to a point; thence S. $0^{\circ}32'$ W., 922.25 feet to a point on the Northerly right of way line of the Klamath Falls-Ashland Highway; thence N. 74° E., along the Northerly right of way of said highway 539.8 feet to a point; thence N. $0^{\circ}32'$ E., 761.76 feet to the point of beginning, comprising 10 acres, more or less.

EXCEPTING THEREFROM all of that tract of land situated in the $NE\frac{1}{4}$ of Section 32 T. 39 S., R. 8 E.W.M., Klamath County, Oregon and recorded in Volume 266 page 629, Parcel 2 of Deed records of Klamath County, lying South of a existing drainage ditch the centerline of which is described as follows: Beginning at a point on the West line of the above mentioned tract of land from which the Northerly right of way line of the Klamath Falls-Ashland Highway lies S. $0^{\circ}32'$ W., 675 feet, more or less; thence S. $89^{\circ}15'$ E. along said centerline, 517 feet, more or less, to the East line of the above mentioned tract of land.

Description continued---

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Order No. K-34003

PARCEL 3:

All that tract of land recorded in Volume 324 page 146 of Deed records of Klamath County, Oregon, described as:

Beginning at a point on the lower bank of the Upper Emmitt Ditch 25 feet West and 590.7 feet North of the section corner common to Sections 28, 29, 32 and 33, T. 39 S., R. 8 E.W.M.; thence N. 89°36' W. 582.78 feet to the boundary fence on the West line of the E½SE½SE½ of Section 29; thence S. 0°32' W. along said boundary fence 1154.3 feet to a fence corner; thence N. 89°59' E., 837.5 feet to the West line of a tract of land conveyed to Nellie Anderson by deed recorded in Volume 194, page 441, August 28, 1946; thence N. 0°21' W. along said fence 1117.0 feet to a stake in the Southerly bank of Upper Emmitt Ditch; thence N. 78°28' W., along said ditch 245.0 feet to the point of beginning, containing 21.7 acres, more or less, and being in Sections 28, 29, 32 and 33, T. 39 S., R. 8 E.W.M., Klamath County, Oregon.

PARCEL 4:

All that tract of land recorded in Volume 320 page 358 of Deed records of Klamath County, Oregon, described as:

Beginning at the section corner common to Sections 28, 29, 32 and 33, T. 39 S., R. 8 E.W.M.; thence North 590.7 feet and West 24.4 feet to a point on the lower bank of the Upper Emmitt Ditch; this point is the most Northeasterly corner of that land described in Volume 163 page 544, Deed records of Klamath County, Oregon, said point also being on the common boundary of the aforesaid tract and that land described in Volume 164 page 447 of aforesaid deed records, said point also being the true point of beginning; thence Westerly along the aforesaid common boundary 635.6 feet to the Southwest corner of land described in the last mentioned deed volume and page; thence North along the West boundary thereof, 730.0 feet to the Northwest corner of the E½SE½SE½ of Section 29; thence East along the 1/16 subdivisional sectional line 875.6 feet; thence South 779.0 feet to the Northeast corner of the land described in Volume 279 page 39; thence N. 78°28' W. along the North boundary thereof a distance of 245.0 feet to the point of beginning, containing 14.8 acres and being in Klamath County, Oregon.

EXCEPTING THEREFROM all that portion thereof deeded to Wm. J. Hollinger, recorded in M71 page 3882, Deed records of Klamath County, Oregon; described as: A parcel of land consisting of the North 312.00 feet (as measured along the East and West boundaries from the North boundary thereof) of that tract of real property recorded in Volume 320 page 358 of Deed records of Klamath County, Oregon, described therein as being situated in the E½SE½SE½ of Section 29 and in the W½SW½SW½ of Section 28, all in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said parcel containing 6.3 acres, more or less.

STATE OF OREGON; COUNTY OF KLAMATH;ss.

I hereby certify that the within instrument was received and filed for record on the 24th day of December A.D., 19 80 at 12:42 o'clock P M., and duly recorded in

Vol. M800f Mortgages on page 24956.

Fee \$ 14.00

WM. D. MILNE, County Clerk
by Bernard J. Delich deputy