



94170

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Brooks Resources Corporation416 Northeast Greenwood
Bend, Oregon 97701
Phone (503) 382-1662**TRUST DEED**TRUST DEED made this 5th day of October, 19 80, between Joe B. Zaerr
and Lois M. Zaerr, husband and wifeJAMES V. HURLEY, as Grantor,
XXXXXX XXXXXX as trustee and BROOKS RESOURCES CORPORATION, an Oregon corporation as beneficiary.
Grantor conveys to trustee in trust with the power of sale the following described property, which is not currently
used for agricultural, timber or grazing purposes, in Klamath County, Oregon; subject
to all reservations, easements, conditions and restrictions of record:

Lot 27 Block 1 Wagon Trail Acreages Number 1, Third Addition (aka sales #201)

This trust deed is given for the purpose of securing performance of each agreement of grantor herein contained
and payment of the sum of \$10,548.00 Dollars, with interest thereon according to the terms of
a promissory note executed by grantor and payable to beneficiary dated October 5, 1980, payable
in installments with the last installment to become due, if not sooner paid, on December 5, 1987

Grantor agrees:

- (1) To protect, preserve and maintain said property in good condition and repair and not to commit or permit any waste of said property.
- (2) To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property.
- (3) To keep the property free from all liens and to pay all taxes, assessments, maintenance charges or other charges that may be levied or assessed upon or against said property before the same become past due or delinquent. Beneficiary, at its option, may pay such items when the same become delinquent and the amount so paid shall be added to the principal owing under the promissory note above-described at the same rate of interest and with costs for collection.
- (4) To pay all costs, fees and expenses incurred by beneficiary or trustee under this agreement, including the cost of title search and other costs and expenses incurred in connection with or enforcing this agreement and the obligation it secures, including attorney's fees.
- (5) Upon default by grantor of any provision of this agreement beneficiary may declare all sums secured hereby to be immediately due and payable.

Grantor is the owner of the above described property, free and clear of any encumbrances, except those above described and will warrant and defend the same against all persons.

IN WITNESS WHEREOF, grantor has executed this agreement the day and year first above written.

Joe B. Zaerr
Joe B. ZaerrLois M. Zaerr
Lois M. ZaerrSTATE OF OREGON, County of Benton, ss:
The foregoing instrument was acknowledged before me this (date) October 9, 1980
by Joe B. Zaerr and Lois M. ZaerrAfter recording this Trust Deed
should be returned to:BROOKS RESOURCES CORPORATION
416 NE Greenwood, Bend, OR 97701

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

29th day of December A.D., 19 80 at 10:56 o'clock A M., and duly recorded inVol M80 of Mortgages on page 25015Fee \$ \$3.50Janet M. Manning
Notary Public for Oregon
My Commission Expires: June 10, 1982
Evelyn Bienn-Acting County Clerk
by Deputy