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K-34831

Brooks Resources Corporation416 Northeast Greenwood
Bend, Oregon 97701
Phone (503) 382-1662**TRUST DEED**Vol. M81 Page**5017**TRUST DEED made this 24 day of February, 19 81, between Dana C. Simon
and Viviane M. Simon-Brown, husband and wife._____, as Grantor,
GERALD A. MARTIN 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 28, Block 1, Wagon Trail Acreages Number One, Third Addition.
(aka sales lot #200)**This trust deed is given for the purpose of securing performance of each agreement of grantor herein contained
and payment of the sum of 15,760.00 Dollars, with interest thereon according to the terms of
a promissory note executed by grantor and payable to beneficiary dated February 24, 1981, payable
in installments with the last installment to become due, if not sooner paid, on March 15, 1991

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.

Dana C. Simon
Dana C. SimonViviane M. Simon-Brown
Viviane M. Simon-Brown

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this (date) February 28, 1981by Dana C. Simon and Viviane M. Simon-Brown

Notary Public for Oregon

My Commission Expires: April 11, 1984After 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

19th day of March A.D., 19 81 at 1:51 o'clock P M., and duly recorded inVol M81, of Mortgages on page 5017.Fee \$ 3.50EVELYN DIERIN
COUNTY CLERKBy Debra A. Jones deputy