	177C-10370-K	ETEVENS-NESS LAW PUBLISH	NG CO., PORTLAND, OR. 97204
FORM No. 881—Oregon Trust Died Series-TRUST DEED.	TRUST DIEED	Vol. Mg/ Page	13336~ @
THIS TRUST DEED, made this DANIEL L. JENSEN and NINA	25th day of	July d wife	., 19.81 , between
as Grantor, MOUNTAIN TITLE COMP	ANY, INC.		, as Trustee, and
TERRENCE N. TRAVIS and L.	JEANETTE TRAVIS, husb	and and wife	······,
as Beneficiary.			· ; (
Grantor irrevocably grants, barge in <u>Klamath</u> County	ins, sells and conveys to trus , Oregon, described as:	tee in trust, with power o	
MONTHA MANOR	according to the offici	al plat thereof on	file in the
office of the County Clerk of			
		and the second	
		4 	
together with all and singular the tenements, now or hereafter appertaining, and the rents,	nereditaments and appurtenances issues and profits thereof and all fi	and all other rights thereunto ixtures now or hereafter attach errent of grantor herein contai	ed to or used in connection of the

with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each ag tion sum of FOUR THOUSAND EIGHT HUNDRED THIRTY-THREE AND 52/100 -----

note of even date herewith, payable to benefic ary or order and made by grantor, the final payment of principal and interest hereof, if

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

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(a) consent to the making of any map or plat of said property. (b) join in any casement or creating any restriction thereon; (c) join in any subordination or other afreement allesting this deed or the line or charke thereoi, (d) reconvey, without warranty, all or any part of the property. The france in any reconveyance may be described as the "person or persons feasily entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereoil. Trustee's fees for any of the services mentioned in this paragraph shall be not less than \$5.
10. Upon any default by grantor hereunder, beneficiary may at any pine without nuclee, either in person. by a feet of security for the indevidence of operation and called property or any part thereoy secured, enter upon and take possion of said property or any part thereoy secure therein and prolits, including those past due and unpaid, and apply the same. In the entering upon and taking possession of said property, the collection of such rents, issues and prolits, or the process of the radiation or release thereoil as induced as the advance of the application or release thereoil as aloresaid, shall not cure any any addition of such rents, issues and prolits, in the source of the property, the collection of such rents, issues and prolits, or the process of the advance of the indevidences secured hereby, and in such order as beneficiary may determine.
11. The entering upon and taking possession of said property, the order of the application or norice of default hereunder or invalidate any act of managed other property, and the application or release thereol as aloresaid, shall not cure or wards any default by grantor in payment of any indebtedness secured hereunder or invalidate any act done wards or in invalidate any act done wards or in the indevidences secured hereunder or invalidate any act done wards any default or notice.
12. Upon default by grantor in payment of any indebtedness secured here

wave any detault or notice of default hereunder or invalidate any act done pursuant to such notice. 12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, the beneficiary may hereby or in his performance of any agreement hereunder, the beneficiary may hereby or in his performance of any agreement hereunder. The beneficiary may hereby or in his performance of any agreement hereunder, the beneficiary may hereby or in his performance of any agreement hereunder. The beneficiary may in aquity as a mortfade or direct the trustee to forchere this trust deed divertisement and sule. In the latter event the beneficiary or the trustee shall execute and cause to be recorded his written motice of default and his election there of a set of the said described real property to satisfy the obligations secured hereby, whereupon the trustee shall is the time place of sale, give notice there of a sing reacting of the beneficiary elect to force on the trust deed in the manner provided in ORS 86.740 to 86.795. 13. Should the beneficiary elect to force essors in interest, respec-tively, the entire amount then due under therms of the trust deed and the obligation secured thereby (including con the trust essors son privileded by ORS 86.760, may pay to the beneficiary or the trust of the trust deed and the obligation secured thereby (including con and express actually incurred in enlorcing the terms of the obligation druste's and attorney's lees not ex-ceeding the amounts provided by ad no default occurred, and thereby cure the default, in which event all toreslosure proceedings shall be dismissed by the trustee. 14. Otherwise, the sale shall be held on the date and at the time and place designated in the sale shall be held on the date and at the time and place designated in the sale shall be held on the date and at the time and

the default, in which event all foreclosure proceedings shall be dismissed by the trustee. 14. 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 sale may place designated in the notice of sale or the time to which said sale may place designated in the notice of sale or the time to which said sale may place designated in the notice of sale or the time to which said sale may place designated in the notice of sale or the time to which said sale may place designated in the notice of sale or the time to which said sale may place designated in the notice of sale or the time of said property either in one parcel or in separate parcels and shall sell the parcelor parcels at in one parcel or in separate parcels and shall sell the parcelor proversed or in separate parcels and shall sell the parcelor proversed or in the deed of acy matters of tact shall be conclusive proof plied. The recitals in the deed of acy matters of tact shall be conclusive proof plied. The recitals in the deed of acy matters of tact shall be conclusive proof plied. The recitals in the deed of acy matters of the trustee, but including the granter and beneficiary, may purchase at the sale. 15. When trustee sells pursuant to the powers provided herein, trustee shull apply the proceeds of sale to payment of (1) the expenses of sale, in-cluding the compensation of the trustee and a reasonable (1) to all persons having recorded liens subsequent to the interest of their priority and (4) the surplus. 16. For any renson permitted by law banchicare more them to the samplus.

surplus. If any, to the grantor of to his successor in interest entitled to such surplus. 16. For any reason permitted by law beneficiary may from time to time appoint a successor or successors to any trustee named herein to to any successor trustee appointed hreamler. 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 felerence to this trust deed and its place of record, which, when recorded in which the property is situated, shall be conclusive proof of proper appointment to the successor trustee. 17. 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 motify any party hereto of pronting sale under any other deed of trust or of any action or proceeding in which frantor, beneficiary or trustee, shall be a party unless such action or proceeding is brought by trustee.

NOTE: The Trust Deed Act provides that the truste hereunder must be either an attorney, who is on calive member of the Oregon State Bar, a bank, trust company results and loan association outhorized to do tusiness under the lows of Oregon or the United States, a title Insurance company outhorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585. 1.1.51.

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13337 The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in tee simple of said described real property and has a valid, unencumbered title thereto and that he will warrant and forever detend the same against all persons whomsoever. This deed applies to, inures to the binelit 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 name as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the terminine and the neuter, and the singular number includes) the plural. IN WITNESS WHEREOF, said grantor has hereunto set his hand the day und the art tirst above written. * IMPORTANT NOTICE: Delete, by lining out, whithever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-In-Lending Act and Regulation 2, 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 divolling, use Stevens-Ness Fam No. 1305 or equivalent; if this instrument is NOT to be a first lien, or is not to finance the purchase of a divelling use Stevens-Ness Form No. 1306, or equivalent; if compliance with the Act is not required, disregard this notice. NINA M. JENSEN (If the signer of the above is a corporation, use the form of acknowledgment opposite.) (ORS 93.490) STATE OF OREGON, STATE OF OREGON, County of..... County of Klamath July 25 81 Personally appeared Personally appeared the above named DANIEL L., JENSEN and NINA M. andwho, each being first duly sworn, did say that the former is the JENSEN, husband and wife × Kft/ president and that the latter is the 32.02 secretary of بر معدم دهد به ده 2 a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that the 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 T 17 and defnowledged the loregoing instruhent to be voluntary act and deed. (OFFICIAL Structure) SEAL) Notary Public for Oregon Belore me: Notary Public for Oregon (OFFICIAL SEAL) My commission expires: 6/19/83 My commission expires: REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. то; The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust cleed 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 held by you under the same. Mail reconveyance and documents to DATED: 19 ···· an de la seconda de la se Beneticiary De 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 STATE OF OREGON, Klamath (FORM No. 881) 学校的变体 STEVENS-NESS ss. I certify that the within instru-Mr. & Mrs. Daniel &. Jensen ment was received for record on the N. HIGH CARAGE PA ----27thday ofJuly......, 19.81., at. 10:41.....o clock A. M., and recorded SPACE RESERVED a titlet Grantor Mr. & Mrs. Terrence N. Travis FOR page. 1.3336 or as document/fee/file/ RECORDER'S USE 40.000.0000.0000.0000 Record of Mortgages of said County. Beneficiary Witness my hand and seal of AFTER RECORDING RETURN TO County affixed. MOUNTAIN TITLE COMPANY, INC. Evelyn Elehn ACounty Clerk MAME L Kelach Deputy TITLE By Deinethan SEL -----Fee \$7.00