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(4) A. A. Marin E. M. (1997).	2			
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TRUST DEED

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u. Mil	W. 100 200	
	 	10.81

14th day of December,	, 19.81 , between
THIS TRUST DEED, made this 14th day of December,	
THIS TRUST DEED, made this 14th day of H. DEAN MASON	Trustee and

WILLIAM L. SISEMORE

CURTIFIED MORTGAGE CO., an Oregon corporation

as Beneficiary,

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

Lot 1, Block 27, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the plat of record in the office of the County Clerk, Klamath County, Oregon.

rogether with all and singular the tenements, heroditaments and appurtenances and all other rights thereunto belonging or in anywise now or kerealter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter artached to or used in connection with said real extension.

now or rereatter appearanting, and the terms, as a series of each agreement of grantor herein contained and payment of the term with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of the terms of the securing of the secur

Dolars, with interest thereon according to the terms of a promissory note of oven date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if December 14, 19 84.

The date of maturity of the debt secured by this instrument is the date of maturity of the debt secured by this instrument is the date. note or even date netewith, payable to beneficiary or error and made by grantor, the final payment of principal and interest nereof, if

not scorer paid, to be due and payable

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 therein is sold, agreed to be

becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be

sold, conveyed, assigned or alienated by the pantor without first having obtained the written content or approval of the beneficiary,

sold, conveyed, assigned or alienated by the particle of the maturity dates expressed therein, or
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 chove described real property is not currently used for agricultural, timber or grazing purposes.

The chove described real property is not currently used for agriculty of this trust deed, grentor agrees, and maintain said projecty in good condition and extain not remove or demolish any building of improvement thereon, and extain not remove or demolish any building of improvement thereon, and extain any building of improvement thereon, and in the condition of the condition o

con a contactor attecting said property; if the ben diciar, so requests, to include as the beneficiary may require and to pay the inform Commercial Code as the beneficiary may require and to pay the inform Commercial Code and officer or offices, as well as the cost of all len searches made beneficiary.

4. To arouside and continuously maintain insurance on the buildings of the society of the said premises against one or districtly the provide and continuously maintain insurance on the buildings of the said research to the beneficiary may from the time require, in any question of less than to the contact of the beneficiary with loss problets to the interior and reason are insurance and to contact accordable to the beneficiary with loss problets to the interior of the said problets of the interior of the product of the sentitions as soon as insured; policies insurance shall be delivered to the beneficiary as soon as insured; policies insurance shall be delivered to the beneficiary as soon as insured; policies of the interior of the contact of problets to the hencliciary at least lifteen days prior to the explication of any policy of murance now a least lifteen days prior to the explication of any policy of murance now at east lifteen days prior to the explication of any policy of murance now at east lifteen days prior to the explication of the contacts may prostate insurance policy may be inplied by policies, there in the contact of the prior and the same at £ antor 5 expanse. The amount thereof, may be included the familiary the entire amon to the relation of the prior and the prior and

inflate court shall adjudge travenable as the armount of the such appeal.

It is mutually aftered that

8. In the event that any portion or all of said juspert; shall be taken 8. In the event that any portion or all of said juspert; shall be taken 8. In the event that any portion or all of said juspert; shall be taken 18. In the event that all or any pation of the monies payable right of the armount required to compensation for such taking, which are in event of the armount required to pay all resonable, costs, expenses and aromovis ten necessarily paid or for pay all resonable, costs, expenses and aromovis ten necessarily paid or incurred by breading the resonable costs and expenses and aromovis first modelled by it first upon and appellate courts, necessarily paid or incurred by breading the total and appellate courts, necessarily paid or incurred by breading the total and appellate courts, necessarily paid or incurred by breading the total and appellate courts, necessarily paid or incurred by breading the total and appellate courts, necessarily paid or incurred by breading section of such aromounds and considered and search instruments as shall be necessary or obtaining such considered and my time and from time to time on this deed and the note for individual allegations are such as the fadding of the content of the leading of the leading of the fability of any person for the rayment of the indibledness, trustee may the liability of any person for the rayment of the indibledness, trustee may

(a) consent to the making of any map or plat of said property; (b) join in framing any easement or creating any restriction thereon; (c) join in any substitution or other agreement affecting this dead or the lien or charge substitution or other agreement affecting this dead or the lien or charge thereof; (d) reconvey, without would not all or any part of the property, the grante in any reconveyance may be described as the "person or persons grantee in any reconveyance may be described as the "person or persons is all the conditions of the truthfulness therein of any natures or facts shall reconsiste proof of the truthfulness therein of any natures or facts shall services mentioned in this paralle gath shall be not less than \$5, services mentioned in this paralle gath shall be not less than \$5.

It upon without notice, either person, by agent or by a receiver to be appointed by a ceute, and eithout restard to the adequacy of any security of the indivitedness hereby security, enter upon and take possession of said property in any part thereby, and the possession of said property is and expenses of operation and collection, including the same, issues and profits, including those past the and unjud, and apply, the same, leaves of the conditions of the security of the property of the substitution of such property, in the entering upon any indebtedness secured hereby, and in such order as beneficiary may determine upon any taking possession of said property, the collection of such profits issues and profits, or the presents of the and orther insurance policity or compensation or avaired surface or invalidate any act done yourse any determine upon any taking or damage of the property, and the application or release thereof as aloresials shall not cure or property, and the application or release thereof as aloresials shall not cure or property, and the application or release thereof as aloresial shall not cure or property, and the application or release thereof as aloresials shall not cure or property, and the applicat

waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

12. Upon default by granter in payment of any indebtedness secured hereby or in his performance of any agreement herumiler, the hereficiary may hereby or in his performance of any agreement herumiler, the hereficiary may declare all summiscently immediately due and payable. In such an declare all summiscently immediately due to be reclose this trust deed event the bear frontiego or direct the trustee to foreclose this trust deed by in equity as made and cure to be recorded his written to satisfy the obligations secured to sail the said described real property to sail the said described real property to sail the said election to trustee shall fix the time and place of sale, give notice hereby, whereupon the trustee shall fix the time and place of sale, give notice hereby, whereupon the trustee shall fix the time and place of sale, give notice the manner provided in ORS 86.790 to 86.795.

13. 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 trustie's sale, the grantor or other person so privileged provided for the inverse mount then due unfer the terms of the entire amount then due unfer the terms of the trust deed and trustee's and attorney sees not evenlecting the amounts provided by law) other than such portion of the princepting the amounts provided by law) other than such portion of the princepting the terms of the obligation and trustee's and attorney sees not evenlecting the amounts provided by law) other than such portion of the princepting the seed of the princepting the seed of the princepting and the provided to the princepting desirenced in which event all foreclosure proceedings shall be dismissed by the trustee.

the default, in which event all foreclosure proceedings shall be dismissed by the truster.

14. Citherwise, 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 not be postponed as provided by law. The trustee may sell said property either be postponed or in separate parcels and sall sell the parcel or parcels at in one parcel or highest bidder for cash, payable at the parcel or parcels at sale time of sale. Trustee auction to the highest bidder for cash, payable at sale sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying shall deliver to the purchaser its deed in form as required by law conveying shall deliver to the purchaser its deed of normation warranty, express or imported the process of the without any covenant of the shall be conclusive proof of the trustee, but including of the trustices in the deed of any matters at the sale.

15. When trustee sells pursuent to the powers provided herein, trustee shall apply the processed of sale to payment of (1) the expenses of sale, instancy, (2) to the obligation secured by the trust deed, (3) to all persons attorney, (2) to the obligation secured by the trust deed, (3) to all persons attorney, (2) to the obligation secured by the trust deed, (3) to all persons attorney, (3) to the granter or to his successor in interest entitled to such surghts, if any, to the granter or to his successor in meterst entitled to such surghts.

surplus, if any, to the granter or to his successor in interest entitled to such surplus.

18. For any reason permitted by his benediciary may from time to time appoint a successor or successors to any trustee named begins or to appoint a propose of the successor trustee appointed hereunder. Upon such appointment, and without conveyance appointed propose the successor trustee, the latter she be vested with all title, conveyance and define conferred upon any trustee herein named or appointed powers and define conferred upon any trustee herein named or appointed presentation. The successor trustee herein named by written hereinder. Each such appointment and substitution shall be made by written in the successor that the successor trustee which the property is situated, Cerk Recorder of the county or countrie which the property is situated, shall be conclusive proof of proper appointment of the successor trustee. Shall be conclusive proof of proper appointment of the successor trustee is not obligated to notify any party hereto of pending sale under any other deed of configured to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which granter, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

hOTE: This Trust Deed Act provides that the trustes hereinder must be either an atterney, who is an active member of the Oregon State Bar, a bank, trust company of the United States, a trile insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, a grits in branches, the United States or any agency thereof, or an excrow agent licensed under ORS 696.505 to 696.585.

Deputy

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The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is law-fully 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 de	scribed note and this trust deed are:
(a) primarily for grantor's personal, talking, house. (b) for an organization, or (even if grantor in a na	tural person; are for business	or commercial purposes ofter them agricultural
This deed applies to, inures to the benefit of and tors, personal representatives, successors and assigns. The contract secured hereby, whether or not named as a benefit	In construing thi	is deed and whenever the context so requires, the
IN W. TNESS WHEREOF, said granter ha	is hereunio set his halle	X Cou Made
* IMPORTANT NOTICE: Delete, by lining out, which are werrant not applicable; if warranty (a) is applicable and the bereficiar as such word is defined in the Truth-in-Lending Act and Reg	ulation Z. th. H. Dea	an Mason
as such word is defined in the International Complex with the Act and Regulation by modifications; for this purpose, if this instrument is to be a FIRST the purchase of a dwelling, use Stevens-Ness Form No. 1305 if this instrument is NOT to be a first lien, or is not to finance of a dvietling use Stevens-Ness Form No. 1306, or equivalent.	or equivalent;	
of a dyrelling use Stavent-Ness roll to. 1556, Staventh the Act is not required, disregard this notice.		
(If this signer of the above is a corporation, use this form of acknowledgment apposite.) (OSS	93,4901	
STATE OF OREGON,		County of) ss.
County of Klamath)ss.		
December 14, 19 81	Personally appear	ed and
Personally appeared the above named		who, each being first
그릇 길로 그렇게 아들이 이 모두를 모르게 되었을 때는	duly sworn, did say that	after is the
H. Dean Mason	secretary of	
		the seal affixed to the loregoing instrument is the reporation and that the instrument was signed and
and acknowledged the loregoing instru-		corporation by authority of its board of directors; owledged said instrument to be its voluntary act
ment to be ohis voluntary act and deed.	and deed.	
A U Beloro pies	Before me:	
(OFFICIAL PLUCIU & W	N to Dublic for Orago	(OFFICIAL
Notary Rublic for Oregon	Notary Public for Orego	SEAD
My commission expires: 6-1)-84	My commission expires:	
	UEST FOR FULL RECONVEYANCE	
To be used	only when valigations have been po	310-
70 :	, Trustee	
The undersigned is the legal owner and nolder of a trust deed have been fully paid and satisfied. You hereb said trust deed or pursuant to statute, to cancel all evitable unit routed deed on the said trust deed and to reconvey.	all indebtedness secured by the second of the secured by are directed, on payment to dences of indebtedness security in the particular to	ties designated by the terms of said trust deed the
estate now held by you under the same. Mail reconveyar	ice and documents to	
DATED:		7
		Beneficiary
		Belleticiaty
Do not lose or destroy this Trust Deed OR THE N(I) E which it s	source. Both want be delivered to the	trustee for concellation before reconveyance will be made.
Do not lose or destroy this Trust Deed OR THE NIVE WHICH IT S		
	The second of th	The second secon
ADLICA DEED		STATE OF OREGON.
TRUST DEED		County of Klamath SS.
STEVENSINESS LAW PUB CO. PORTLAND, DRE		I certify that the within instru-
		ment was received for record on the
Mason	공연시 경험	15 day of December 1981 atl1:23 o'clock A.M., and recorded
	SPACE RESERVED	in book/reel/volume No.M.81or
Granton	FOR	oade 21.395 or as document/fee/file/
Certified Mortgage Co.	RECORDER'S USE	instrument/microfilm No. 7420
		Record of Mortgages of said County
Beneficiary		Witness my hand and seal o
AFTER RECORDING RETURN TO		County afrixed.
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Certified Mortgage Co. 836 Klamath Ave. Klamath Falls, Or. 97601