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STEVENS NEIGHAW PUBLISHING SO AND LAND OF 2720 Vol. M& Page

TRUST DEED THIS TRUST DEED, made this __lst____day of __December____ LAWRENCE C. PERRY SR. AND FRANCES O. PERRY, husband and wife

Grantor, TRANSAMERICA TITLE INSURANCE COMPANY, INC.
RONALD EVERETT WEST AND VIRGINIA ANNE WEST, EACH AS TO AN UNDIVIDED ONE HALF INTEREST as Beneficiary,

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

A portion of the Northwest Quarter of Section 27 Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows: BEGINNING at the Northwest corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian; thence South along the West Section line, west corner of Deed recorded March 17, 1961 in Deed Volume 328, page 102; thence continuing South along the section line 600 feet; thence East 660 feet; thence North parallel with the section line 600 feet to the Southeast corner of the above mentioned deed; thence West 660 feet along the South line of said deed to the POINT OF BEGINNING.

mote of even date herewith, payable to beneficiary or o'der and made by gramor, the final payment of principal and interest hereof, if

note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if not seeming paid, to be stee and payable. December 19.85

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 eachen, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or the cheek described real property is not concelly used for agriculture, timber or graing purposes.

this chove describer real property is not currently used for agriculting the second of this trust cleed, stantan agrees. The protect the security of this trust cleed, stantan agrees, and reputation to compute or another of solid any building or in read condition and to compute the read of solid any building or in read condition and to compute the read of solid property.

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(c) consent to the mixing of any map or plat of said perpetty (i) Join in a grain and consent to the mixing of any map or plat of said perpetty (ii) Join in a grain and a grain and the said of the said of the man of the mixing dimension of the said of the said

want any desuit or neise of default hereurder or invalidua are not one or muscular to such notice.

12. Upon default by granter in paymett of any indebateness sourced hereby or in his performance of any agreement becomender, the beneficiary may even the beneficiary at his election may proceed to loreclose this trust deed adress discussed hereby the trustee to loreclose this trust deed adress discussed and superior even the openiciary or this deed adress discussed and cause to be recovered the trustee to loreclose this trust deed adress discussed and cause to be recovered to written notice of default and his election forceby, wherevers the trustee that to sail the said described near property to surely the oblighten secured these I as their required by the and property to surely the oblighten secured their is their required by the and property to surely the oblighten secured their is sure property to the said proceed to forcebox this trust deed in 15 Should the beneficiary of the time and place of sale, give notice their instance for the trustee's deed to see the frame of the data standard trustee for the trustee's sale, the frame or other the state set by the ORS (6.76), may pay to the keneliciary or his step retirement, and surely fively, the entire abount then clear under the terms of the trust deed and the oblightion secured the terms of the trust deed and the oblightion and trustee, and attorneys feel not easily deed to the data of the amounts provided by law) other the surely positive of the principle death of the law deed had no default occurred, and thereby care the trustee.

the desirit, in which event all forcelosure proceedings shall be discussed by 11. Otherwise, the sale shall be held on the date and at the time and place desirtanted in the negres of sale or the time to which said sale may be postured by previded by law. The trustee may be postured of previded by law. The trustee may be said interests either auction 13 the highest place to law. The trustee may be said interests either auction 13 the highest before be cash, parable at the time of sale. Trustee the property of soil, between the deal in form as requiring the convenient of the control of the trustee the property of soil, between the said deliver to the deal of any matters of trust shall of the convenient of earthure. Of these or interests the trustal and the deal of any matters of trust shall be the convenient of the truthlatiness thereon, may purchase at the said.

15. When trustee and property present excluding the trustee, but including the compensation of the 10 parameter of 11 the express of sale institutions of the process provided having trustee which the trustee coldination arrives and a trustee and a trustee and sale institutions. The deal of the process provided having trustee and a trustee and a trustee and sale institutions of the process provided having trustee and a trustee and a trustee and a trustee and a trustee and trustee and trustee and a trustee and trustee and trustee and trustee and trustee and trustee and the trust deal, 13 or indicated the sale of the process of the sale and the sale and trustee and trustee and the sale and the sale and trustee and trustee and the sale and trustee and trustee

traplus, I my, to the grant or to his suscessor in interest entitled to such surplus.

17. For any traver, permitted by low hemolicary may firm time to the adjoint a suscessor or successors to any trustre mand, he for any traver and populated because to any trustre mand, he for any or successor travers appointed because the firm such appointment and all trivers accordingly and successor travers are sustress he are manded and all trivers and successor travers are sustress he are manded as the mander of the successor travers are substitutions shall be made by written and its just of record, which, when we tried in the other County shall be excellently proof of proper appointment of the property is situated as followed by the first successor travers as the successor travers as the first successor fraction of the first successor travers as the first successor fraction of the first successor fractions as the first successor fractions as the first successor fractions as the first successor fraction of the first successor fractions as the first successor fractions and the first successor fractions as the first successor fractions and first successor fractions as the first successor fractions as the fir

The grantor covenants and agrees in and with the beneficiary and those claiming under him, that he is lawfully serzed in fee simple of said described real property and has a valid, unencumbered tirle thereto

and that he will warrant and forever defend the same against all persons whomsoever.

The second section of the second section secti

The grantor warrants that the proceeds of the foun represented by the above described note and this trust deed are:

(a)* primarily for grantor's personal, family, household or agricultural purposes (see Important Notice below),

(b) to an expension or (even it granter 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, personal representatives, successors and assifins. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculing gender includes the femining and the neutron, and the singular number includes the plural. IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written. Lawrence C. Perry Sr. * IMPORTANT NOTICE: Delete, by lining out, whichever 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 A:1 and Regulation Z, 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 dwelling, use Stevens-Ness Form 10. 1305 or equivalent; if this instrument is NOT to be a first lien, or is not to finance the purchase of a dwelling use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act is not required, disregard this notice. rances O. Perry (If the signer of the above is a corporation, use the ferm of acknowledgment apposite.) ORS 93,4901 STATE OF OREGON, Calif. STATE OF OREGON, County of County of Orange December 10, ,1981. Personally appeared who, each being first Personally appeared the above named duly sworn, did say that the former is the Tammence C. Perry Sr. and president and that the latter is the grapes O. Perry*** OFFICIAL SEAL
GERRY DEVANEY
PROPERTY OFFICE
STATE CONTROL
STATE CONTROL
STATE
STATE secretary of 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 and deed.

Before me: and acknowledged the foregoing instrutheir voluntary act and deed. na di ju Belore me: Notari Public to Oxegox CA // (OFFICIAL Notary Public for Oregon SEAL) Gerry Pevaney
My commission expires: 12-17-32My commission expires: REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been poid. Trustee TO: The undersigned is the legal owner and telder 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, 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: Beneticiary Do not lose or destroy this Trust Deed OR THE NOTE which it socures. Both must be delivered to the trustee for cancellation before reconveyance will be made. TRUST DEED STATE OF OREGON. County of Klamath ss. (FORM No. 881) STEVENS HESS LAW PUB. CO., PORTLAND, ORE LAWRENCE C. PERRY SR. AND FRANCES O. PERRY

Grantor RONALD EVERETT WEST AND

VIRGINIA ANNE WEST. Beneficiary AFTER RECORDING RETURN TO

TRANSAMERICA TITLE / MARY LOU

SPACE RESERVED FOR RECORDERS USE

I certify that the within instrument was received for record on the 18 day of December 10 81 at 3:39 __o'clock __M., and recorded in book/reel/volume No. M 81 on page 21612 or as document fee/file, instrument/microfilm No. 7548 ..., Record of Mortgages of said County. Witness my hand and seal of County affixed.

ly n Biehn County Clerk byce The Olice Deputy Jee \$8.00