Klanath Talls**8532**7601

TRUST DEED

voi. 762 rage____537

January: 1982, between - BARBARA J. OLEXER who acquired title as BARBARA J. LOVENESS-----

WILLIAM L. SISEMORE

- Certifica Arregue Cor

-- CERTIFIED MORTGAGE CO., an Oregon corporation--

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

Lots 1 and 2 in Section 17, and the SEMSEM of Section 8, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

the rest first on Sudding this trust fixed, the 1863 white is technical from must the

Together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the

note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if January 14, ..., 19 84.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the linal installment of said note performed due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be growed due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be growed due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be growed, assigned or alienated by the grantor without tirst having obtained the written consent or approval of the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, shall become immediately due and payable. herein, shall become immediately due and payable. herein, shall become immediately due and payable.

To protect the requirity of this trust dead dead for agricultural, timber or grazing purposes.

The above described real property is not currently used for agricultus.

To protect the security of this trust deed, granter agrees:

1. To protect, preserve and maintain said property in good condition, and repair; not to remove or demolish any building or improvement thereon, not to commit or permit any waste of said property.

2. To complete or restore promptly and constructed, damaged or manner any building or improvement, which may be described thereon, and pay when due all costs incurred therefor, destroyed thereon, and pay when due all costs incurred therefore the second of th

destroy of thereon, and opy when due all the constructed, damaged or destroy of thereon, and opy when due all the constructed, damaged or destroy of the constructed, damaged or destroy of the constructed thereon, and opy when due all and property; if the benefit of the constructed of the construction of the constructed of the construc

(a) consent to the making of any map or plat of said property; (b) join in sanding any easement or creating any restriction thereon; (c) join in any canting any easement or creating any restriction thereon; (c) join in any canting any easement or creating any restriction thereon; (c) join in any canting any easement or creating any restriction thereon; (c) join in any canting any canting this deed or the lien or charge underdination or other afterement affecting this deed or the lien or charge thereof. (d) reconvey, without arranty, all or any part of the property. The thereof, (d) reconvey and the recitals therein of any matters or persons frantee in any reconveyance may be described as the "person or persons the facility proof of the truthfulness thereof. 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 jointed by a court, and without refard to the adequacy of any security for pointed by a court, and without refard to the adequacy of any security for intended the service enter upon and take possession of said property or any part thereof, in its own name sue or otherwise collect the rents, try or any part thereof, in its own name sue or otherwise collect the same, less costs and expenses of operation and collection, including reasonable attories esses upon any indebtedness secured hereby, and in such order as beneficiary may determine.

11. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of line and other insurance policies or compensation or awards for any taking or damage of the collection of such rents, issues and profits, or the proceeds of line and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aloresaid, stall not cure or property, and the application or release thereof as aloresaid, stall not cure or property, and the application o

hereby, whereupon the trustee shall fix the time and place of sale, five notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.740 to 86.795.

13. Should the beneficiary elect to foreclose by advertisement and sale the after default at any time prior to live days before the date set by the after default at any time prior to live days before the date set by the results of the trustee so the trustee for the trustee's sale, beneficiary or his successor in interest, respectively, the entire amount then due under the terms of trust deed and the obligation secured thereby (including costs and expenses actually incurred in every the second of the prince of the terms of the obligation and trustee's and attorney's lees not exceeding the amounts provided by law) other than such portion of the prince of the second of the sec

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

16. For any reason permitted by law beneficiary may from time time appeals a surplus of the successor trust of the successor trusted by beneficiary, containing reference to this trust deed and its place of treord, which, when recorded in the office of the county of the successor trustee. Shall be conclusive proof of proper appointment of the successor trustee. Shall be conclusive proof of proper appointment of the successor trustee. 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 notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company of the United States a little insurance company authorized to insure title to real or savings and loan association authorized to do business under the lows of Oregon or the United States or any agency thereof, or an excrow agent licensed under ORS 696.505 to 696.585, property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an excrow agent licensed under ORS 696.505 to 696.585.

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully 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 described note and this trust deed are:

(a)* primarily for grantor's personal, family, household or agricultural purposes (see Important Notice below),
for an organization, or (even it grantor is a natural person) are for business or commercial purposes other than a

This deed applies to	of commercial purposes other than agriculture
tors, personal representatives, successors and assigns. T contract secured hereby, whether or not named as a ber masculine gender includes the teminine and the neuter,	and binds all parties hereto, their heirs, legatees, devisees, administrators executive term beneficiary shall
not applicable; if warranty (a) is applicable and the benefic as such word is defined in the Truth-in-Lending Act and I beneficiary MUST comply with the Act and Regulation by disclosures; for this purpose, if this instrument is to be a FIRS the purchase of a dwelling, use Stevens-Ness Form No. 130 if this instrument is NOT to be a first lien, or is not to find of a dwelling use Stevens-Ness Form No.	Regulation Z, the Barbara J. Olexer making required I lien to finance 5 or equivelent
with the Act is not required, disregard this notice. (If the signer of the above is a corporation, use the form of acknowledgment apposite.)	Compliance
	RS 93.490j
County of Klamath ss.	STATE OF OREGON, County of
January 14, , 19 82	Personally a
Personally appeared the above named	Personally appeared and
Barbara J. Olexer	duly sworn, did say that the former is the
	that the latter is the
""/m" annite	secretary of
Betori-me: SEAL)	a corporation, and that the seal attixed 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 Before me:
Notary Public for Oregon	Notary Public for Oregon
My commission expires: 6-19-84	My commission expires: (OFFICIAL, SEAL)
The undersigned is the legal owner and holder of all trust deed have been fully paid and satisfied. You hereby a said trust deed or survey.	Indebtedness secured by the toregoing trust deed. All sums secured by said are directed, on payment to you of any sums owing to you under the terms of said trust deed (which are delivered to you found that the parties designated by the terms of said trust deed the and documents to
공폐 전환 연락을 하는 사람들이 들어 있다.	
연기 시간 바로 바로 만든 사람이 하고 있다.	Beneficiery
Do not lose or destroy this Trust Deed OR THE NOTE which is seemed	
	. Both must be delivered to the trustee for cancellation before reconveyance will be made.
- 1 2 kg - 1 / ははは - 1 下は りきみを表示。 N 11 - 1 - 1 - 1	Tigur Kirmuch Cocurt Chedon STATE OF OREGON, County ofKlamath ss.
·Olexer	I certify that the within instru
changes are variable from the training	mell was received for record on the
W. Chengh	14day of January, 1982., at 3:10o'clock P. M., and recorded
Certified Mortgage Co.	in book/reel/volume No. M 82
	page. 5.37or as document/fee/file/ instrument/microfilm No. 8295 Record of Mortgages of said County.
Beneficiary	

INFO.

AFTER RECORDING RETURN TO HE TO

Certified Mortgage Co.

Klamath Falls (2013) 27601

836 Klamath Ave.

AMORE DEED

County affixed.

Witness my hand and seal of