

TA-38-24173
DEED (No restriction on assignment)

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

THIS TRUST DEED, 1
WITNESSETH
GENE G.
JEANE G.

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JANE G. SHEGGEY and SUSAN J. SHEGGEY, husband and wife
as Grantor, TRANSAMERICA TITLE INSURANCE COMPANY
KEITH W. DODD and LILA M. DODD, husband and wife
as Beneficiary,
Grantor irrevocably grants, be-
Klamath
WITN

WITNESSETH:
Bargains, sells and conveys to trustee in trust, with power of sale, the property
County, Oregon, described as:
The East one-half of the Southeast Quarter of the Northwest Quarter of the Northwest
Quarter of Section 16, Township 31 South, Range 7 East of the Willamette Meridian
Klamath County, Oregon.

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.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of SIX THOUSAND TWO HUNDRED AND NO/100 Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable June 1, 1982.

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.

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

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

1. To protect, preserve and maintain said deed, grantor agrees to repair, not to remove or demolish any building or improvement thereon, nor to commit or permit any building or improvement thereon to be destroyed, altered, or restored promptly and
2. To complete or restore said property destroyed thereon, and when due at which maximum and restore same to its original condition.
3. To comply with all laws, ordinances, rules and regulations of any governmental authority having jurisdiction over the property.

(a) consent to the making of any and all such improvements, repairs, alterations, or restorations as may be necessary to protect the security of this trust deed.

[illegible]

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),
(b) for an organization, or (even if grantor 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 assigns. 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 masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

* 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 Act 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 No. 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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 93.490)

STATE OF OREGON,

County of Benton } ss.
Feb 5, 1982

Personally appeared the above named

Jeane C. Sheggeby & Susan J. Sheggeby

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

OFFICIAL SEAL

Notary Public for Oregon

My commission expires 4-9-82

STATE OF OREGON, County of _____) ss.

_____, 19____

Personally appeared _____ and _____ who, each being first

duly sworn, did say that the former is the _____ president and that the latter is the _____ 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO:

_____, Trustee

The undersigned is the legal owner and holder 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: _____, 19____

Beneficiary

Do 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

(FORM No. 881-1)
STEVENS-NESS LAW PUB. CO., PORTLAND, OREGON

Jeane C. & Susan J. Sheggeby
Grantor

Keith W. & Lila M. Dodd
Beneficiary

AFTER RECORDING RETURN TO

Keith W. & Lila M. Dodd
12155 SW Lanewood
Portland, Oregon

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 9 day of Feb, 1982, at 3:38 o'clock PM, and recorded on page 1661 or as document/fee/tile/instrument/microfilm No. 9004. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME
By [Signature] Deputy
Fee \$8.00