

DATE ISSUED: Mar. 15 1961

NOT VALID WITHOUT RAISED SEAL OF OREGON STATE HEALTH DIVISION

I hereby certify that the within instrument was received and filed
record on the 17 day of March A.D., 1982 at 3:30 o'clock P
and duly recorded in Vol M 82, of Deeds on page 3354

FEE \$ 4.00

EVELYN BIEHN COUNTY CLERK
by [Signature] Deputy

FORM No. 881—Oregon Trust Deed Series—TRUST DEED

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

TRUST DEED

March 19 82, between

THIS TRUST DEED, made this 16th day of

as Grantor, Cora L. Gordinho, as Trustee, and
William L. Sisemore
Certified Mortgage Co., an Oregon Corp.

as Beneficiary, **WITNESSETH:** _____ sells and conveys to trustee in trust, with power of sale, the property

Grantor irrevocably grants, bargains, sells and conveys unto the Grantee, his heirs and assigns forever, all that certain quarter section of land, to-wit: the North half of the Southwest quarter of the

The West half of the North half of the North half of the Southwest quarter of the Southeast quarter of the Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion along the North boundary deeded to the United States of America by deed recorded October 29, 1932 in Book 99 at page 167, Deed Records.

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, sum of Ten Thousand and no/100***** Dollars, with interest thereon according to the terms of a promissory note made by grantor, the final payment of principal and interest hereof, if

note of purchase herewith, payable to beneficiary or order and made by grantor, the final payment
said to be due and payable January 16, 1983, on which the final installment of said note
owed by this instrument is the date, stated above, on which the final installment of said note

The date of maturity of the debt secured by the property described in Section 1 hereof, shall be the date when the debt becomes due and payable. In the event the within described property, or any part thereof, is sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, 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.

[illegible]

not to commit or permit any person to construct, damaged or
2. to build or improvement which may be or incurred therefor.
in and thereon, and pay when all such ordinances, regulations, covenants, conditions,
destroyed, or damaged by fire, flood, or other cause, or to the City of Chicago, or to the
3. To comply with all laws, ordinances, regulations, covenants, conditions, or requests, to
said property; if the beneficiary of the gift is a person, the gift shall be the gift of the

the indebtedness hereby secured by its own name and otherwise, and shall apply the same to any part thereof, including those past due and unpaid, and shall pay the same, with interest and expenses of operation and collection, and in such order as to be less costly, than any indebtedness secured hereunder, and shall not be bound to pay any part of the same out of the proceeds of any real property owned by it.

[illegible]

12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, the beneficiary hereby or in his performance of any agreement hereby immediately due to the beneficiary shall be applied by beneficiary to the satisfaction of such indebtedness or agreement hereby or in his performance of any agreement hereby. The amount of such indebtedness or agreement hereby or in his performance of any agreement hereby shall be applied by beneficiary to the satisfaction of such indebtedness or agreement hereby or in his performance of any agreement hereby.

[illegible][illegible][illegible][illegible]

erty herein that they are bound to pay, shall be immediately due and payable to the beneficiary named herein, and all such payments thereof shall, at the option of said beneficiary, be made in one or more parcels or in cash, payable at the time or times specified, and the nonpayment thereof shall be deemed to constitute a breach of the trust, and the nonpayment thereof by this trust deed immediately due and payable and shall render all sums secured by this trust deed immediately due and payable to the beneficiary named herein.

14. Other than the notice of sale or of the sale of the property herein provided for by law, the trustee may sell said property in one or more parcels or in cash, payable at the time or times specified, and the nonpayment thereof shall be deemed to constitute a breach of the trust, and the nonpayment thereof by this trust deed immediately due and payable to the beneficiary named herein.

15. The expenses of this trust including the cost of recording this deed and the cost of any legal fees incurred by the trustee in the performance of his duties shall be paid by the beneficiary named herein.

[illegible]

15. When proceeds of sale to payment of reasonable charge by shall apply as compensation of the trustee and (3) to all other claims against the trust assets by the trustee in priority, (2) to the obligation of the trustee to the interest of the beneficiary recorded liens in the public records and MAY appear in the order of the court in interest entitled

16. For any reason permitted by law beneficiary may from time to time appoint a successor to any trustee named herein or hereunder. Upon such appointment, the trustee so named with respect to the trust herein created shall be deemed to have resigned and the successor so appointed shall be deemed to have assumed the duties of the trustee so named.

[illegible][illegible]

and execute such action on the time upon written request of the beneficiary, or, if the beneficiary is a minor, the trustee, of any action or proceeding in trust of a party unless such action or proceeding is brought by the beneficiary, payment of its fees and presentation of the cancellation endorsement in case of full reconveyances, for cancellation, trustee may endorse the deed for the payment of the indebtedness. trustee may

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, and
or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company licensed under ORS 666.505,
OR 92.019, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 666.505.

property of the U.S. Government

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:

(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.)

(OFS 93.490)

STATE OF OREGON,

County of Klamath

March 16

} ss.

19 82

Personally appeared the above named

Cora L. Gordinho

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)

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

Before me:

Notary Public for Oregon

My commission expires:

5-6-84

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. 081)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Grantor

SPACE RESERVED

FOR

RECORDER'S USE

Beneficiary

AFTER RECORDING RETURN TO

Certified mty
830 Klamath
City 97601

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 17 day of March, 1982, at 3:31 o'clock P.M., and recorded in book/reel/volume No. M. 82 on page 3355 or as document/fee/file/instrument/microfilm No. 10048, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn b. iahn County Clerk

By _____ Deputy

Fee \$8.00