STEVENS-NESS LAW PUBLISHING 10697

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Deed Series-TRUST DEED.			
FORM No. 881—Oregon Trust Deed Series—TRUST DEED.	TRUST DEED		19 82 , between
TNI 14675 SATION TO THE		August	., 4,
10 To	6thday of		
THIS TRUST DEED, made this		2 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	, as Trustee, and
Hoster Weiser			
Susan Fostor	hi on		
Susan Foster Weiser as Grantor, William L. Sisemore Certified Mortgage Company, an Ore	gon corporation		
as Grantor, Mortgage Company, day			
Certifica	200 TO 100 TO 10	·	of sale, the property
Control of the contro	WITNESSEIN	trust, with power	
as Beneficiary, Grantor irrevocably grants, bargains,	sells and conveys to	tingtee	The state of the s
eachly grants, bargains,	described as:	A STATE OF S	
Grantor irrevocably grants, bargains,)Iegon,	gen general and seek	ga till i der en
vlamath.		No. of the contract of the con	A

in Klamath County, Oregon, described as: Lot 1, Block 5, FAIRVIEW ADDITION NO. 2, IN THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of SIX THOUSAND AND NO/100.

of even date herewith, payable to beneficiary or order and made by grantor, 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 sooner paid, to be due and payable and payable and payable and payable and payable 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 of the beneficiary. It is a saigned or alienated by the grantor without first having obtained the written consent or approval of the maturity dates expressed therein, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, shall become immediately due and payable. In 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:

(a) consent to the making of any map or plat of said property; (b) join in

conveyed, assigned or alienated by the finantrument; and the beneficiary's aprion, all obligations accurately the beneficiary's option, all obligations accurately this instrument; shall become immediately due and payable. The theory described reel properly is not currently used for egriculturent, shall become immediately due and payable. To protect the security of this trust deed, furnter agrees; mad repair; not to remot any waste of said maintain said proper improvement thereon; and repair; not to remot any waste of said maintain said proper improvement thereon; and repair; not to remot any waste of said maintain said proper improvement thereon; and repair; not to remot any waste of said maintain and generated, damaged or said to commit complete or resourced which may red therefore, continuently and in good and workmanike in the said generated and continuently and in good and workmanike in the said and the said generated and continuently and the said generated and continuently and the said generated and continuently may red as the cost of the said generated and continuently may red as the cost of the said generated and such where last that all may properly in the for the full of the said generated and such where last that all properly in the said generated and such where last that all properly in the said generated and such where last that all properly in the said generated and such where last that all properly in the said generated and such where last that all properly in the said generated and such where last that all properly in the said generated and such where last that the said generated and such where last that said generated and the said generated and such said generated and such where last generated and the said generated and such where last generated and the said generated and such and the said generated and the said generated and the said generated and the said generated and generated and generated and generated and generated and generated generated and generated generated generated generated genera

(a) consent to the making of any map or plat of said property; (b) join in franking any easternet or creating any restriction thereon; (c) join in any easternet or creating any restriction thereon; (c) join in any the subordination or other affecting this deed or the lien or charke the subordination or other affecting this deed or the lien or charke the subordination or other affecting this deed or the lien or charke the subordination or other affecting this deed or the lien or charke the subordination or other affecting this deed or the lien or charke the subordination of the subordination of the subordination of the subordination of the property. The subordination of the property of the subordination of the subo

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

12. Upon default by frantor in payment of any indebtedness secured hereby or in his performance of any afterment hereunder, the beneficiary may hereby or in his performance of any afterment hereunder, the beneficiary may at his election may proceed to foreclose this trust deed years the beneficiary at his election may proceed to foreclose this trust deed in equity as a mortfage or direct the trustee to foreclose this trust deed advertisement and sale. In the latter event the beneficiary or the trustee shall advertisement and cause to recorded his written notice of default and his election of the said described real property to satisfy the obligations secured to sell the said described real property to satisfy the obligations secured hereby, whereupon the trustee shall his time and place of sale, give notice the said described real property to satisfy the obligations secured in CNS 86.740 to 86.795.

The same the provided in CNS 86.740 to 86.795.

The same trustee is also be beneficiary elect to foreclose by advertisement and sale trustee for the trustee's sale, the frantor or other person so privileged by trustee for the trustee's sale, the shall or other person so privileged by the entire amount then due under terms of the trust deed and the oNS 86.760, may pay to the due under terms of the trust deed and the oligation secured thereby (including costs and expenses actually incurred in enforcing the amounts provided by law) other than such portion of the privaleged as would not then be due had no default occurred, and thereby cure ceeding the amounts provided by law) other than such portion of the privaleged as would not then be due had no default occurred, and the dismissed by the default, in which event all foreclosure proceedings shall be dismissed by the trustee.

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

15. For any reason permitted by law beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment and without successor trustee appointed hereunder, the latter shall be vested with all title conveyance to the successor trustee, the latter shall be readed by written powers and duties contested upon any trustee herein named by written hereinder. Each such appointment and substitution shall be made by written hereinder. Each such appointment and substitution shall be made by written instrument executed by which, when recorded in the office of the County and the place of recorder of the contest of the contest of the successor trustee. Clerk or Recorder of the contest of the successor trustees.

17. Trustee accepts his trust when this deed, duly Trustee is not 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 obligated to notify any party hereto of pending sale under any other deed 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 alther 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 laws of Oregon or the United States or any agency thereof, or an escrow agent licensed under ORS 606.505 to 696.585.

38-24936 **10698** 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 it grantor is a natural person) are for business or commercial purposes other than a

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This deed applies to, inures to the	henetit at the parity of commercial purposes other than adviculty
contract secured hereby, whether or made	benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, exempled as a beneficiary herein. In construing this deed and owner, including pledgee, of a the neuter, and the singular number included.
masculine gender includes the feminine and	ned as a beneficiary herein. In construing this deed and owner, including pledgee of
IN WITNESS WHEREOF, sa	descript of and binds all parties hereto, their heirs, legatees, devisees, administrators, executed as a beneticiary herein. In construing this deed and whenever the context so requires, the neuter, and the singular number includes the plural. id grantor has hereunto set his hand the day and year first above written.
* IMPOPTANT NOTE:	and the day and year to
* IMPORTANT NOTICE: Delete, by lining out, wh not applicable; if warrenty (a) is applicable on as such word is defined in the Truth-In-Londin beneficiary MISS	lichever warranty (a) or (b) is
beneficiant sauce an in the Truth-in-Landing	n Ant military is a creditor
disclosures for the Comply With the Act and Re	authorities and Regulation Z, the Susan Foston W.
if this instrument a dwelling, use Stevens-Ness E.	Name M. Trost tien to finance
of a dwelling was co	not to finance the number
in included the second of the	or equivalent. If compliance
opposite.)	
STATE OF OREGON,	(ORS 93.490)
County of Klamath	STATE OF OREGON C
August 16	County of
Personally appearant in 19 82	. Personali. , 19
Personally appeared the above named Susan Foster Weiser	Personally appeared and
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	duly sworn, did say that the former is the president and that the latter is the
	president and that the latter is the secretary of
	secretary of
The state of the s	a compension
ment to he her l	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 dead.
ment to be her / yoluntary act ar	sealed in behalt of said corporation and that the instrument was signed and deed. sealed in behalt of said corporation by authority of its board of directors; and deed.
(OFFICIAL A)	and deed destrowledged said instrument to t
SEALO	Before me:
Notary Public for Oregon	Welton to the second se
Judic for Oregon	Notary Public for Oregon
My commission expires: 2/16,	
	/85 My commission expires: (OFFICIAL SEAL)
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The state of the s	REQUEST FOR FULL RECONVEYANCE
	to be used only us
TO:	to be used only when obligations have been paid.
	, Trustee
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trust deed have been fully paid and satisfied V	der of all indebtedness secured by the forest-in-
said trust deed or pursuant to statute, to cancel	t hereby are directed, on payment to you of any seed. All sums secured by said
merewith together with said trust deed) and to reco	der of all indebtedness secured by the foregoing trust deed. All sums secured by said all evidences of indebtedness secured by said trust deed (which are determs of provey, without warrants).
estate now held bytyou under the same. Mail reco	thereby are directed, on payment to you of any sums owing to you under the terms of all evidences of indebtedness secured by said trust deed (which are delivered to you never, without warranty, to the parties designated by the terms of said trust deed in the said trust deed (which are delivered to you never and dear the said trust deed by the terms of said trust deed to you never and dear the said trust deed to you never and dear the said trust deed to you never and dear the said trust deed to you never and dear the said trust deed to you never and dear the said trust deed to you have a said trust deed to you have a said trust deed.
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DATED:	A Committee of the Comm
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Do not lose or destroy this Town	Beneficiary th it secures. Both must be delivered to the tructee for cancellation before reconveyance will be made.
The Proof Deed OR THE NOTE which	ch it secures. Both must be delivered as at
Company of the control of the contro	to the trustee for concellation before reconveyance will be made
The Deliver of the Contraction o	
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(FORM No. 881) STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.	STATE OF OREGON
(FORM No. Bess	STATE OF OREGON, County ofKlamath }ss.
(FORM No. 881) STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.	STATE OF OREGON, County of
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Susan Foster Weiser	STATE OF OREGON, County of
Susan Foster Weiser	STATE OF OREGON, County of
Susan Foster Weiser	STATE OF OREGON, County of Klamath Ss. I certify that the within instrument was received for record on the 17 day of August 19 82 at 3735 o'clock P. M., and recorded in book/reel/volument M. County of M. and recorded
Susan Foster Weiser	STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 17 day of August 19 82 at 3:35 o'clock P M., and recorded in book/reel/volume No. M 82 on page 10697 or as document to the state of the state o
Susan Foster Weiser	STATE OF OREGON, County of
Susan Foster Weiser Grantor Certified Mortgage Co. Beneficiary	STATE OF OREGON, County of
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Susan Foster Weiser Grantor Certified Mortgage Co. Beneficiary AFTER RECORDING RETURN TO Certified Mortgage Co.	STATE OF OREGON, County of
Susan Foster Weiser Grantor Certified Mortgage Co. Beneficiary AFTER RECORDING RETURN TO Certified Mortgage Co. 336 Klamath Avenue	STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 17 day of August 19 82 at 3:35 o'clock P.M., and recorded in book/reel/volume No. M 82 on page 10697 or as document/fee/file/instrument/microfilm No. 14675 Record of Mortgages of said County. Witness my hand and seal of County affixed.
Susan Foster Weiser Grantor Certified Mortgage Co. Beneficiary AFTER RECORDING RETURN TO Certified Mortgage Co.	STATE OF OREGON, County of

e∕\$8.00