

1555

*in*

38, Block 21, Tract 1113

tion with said real estate  
FOR THE PUR

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

1. To protect, preserve and maintain said building and property in good condition and repair; not to remove or demolish any building or improvement thereon, nor to convert or permit any waste of said property, nor to encumber, mortgage, lease, or otherwise dispose of, or in any manner to alienate, the same, nor to use the same, or any part thereof, in any manner inconsistent with the purposes and objects of this trust, and in good and workmanlike manner.

2. To complete or restore promptly and in good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all cost incurred thereon.

[illegible]

4. To provide and continuously maintain insurance on the building now or hereafter erected on the said premises against loss or damage by fire and such other hazards as the beneficiary may from time to time require, and such amount not less than \$ **not applicable** written in

[illegible][illegible]

6. To pay all costs, fees and expenses of this trust including the cost of title search as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation and trustee's and attorney's actually incurred.

[illegible][illegible]

9. At any time and from time to time, upon receipt of a notice in writing from the holder of the bill, the bank shall, without endorsement or in case of full recourse, be a guarantor, without assuming the liability of any person for the payment of the bill to the holder.

gravel, timber or grazing purposes.

[illegible]

11. The entering upon and taking possession of the premises and collection of such rents, issues and profits of the premises, and the insurance policies or compensation or awards for any fire, theft or other damage to the property, and the application of moneys therefrom to the satisfaction of any default or notice of default to a holder of a mortgage, shall not constitute a waiver of any default or notice of default to a holder of a mortgage.

[illegible][illegible]

all such property, and the proceeds of the sale of such property, shall be paid to the person or persons designated in the deed of sale. The trustee may sell and dispose of the property in one parcel or in separate parcels and in one or more parcels of less than a whole acre, and the proceeds of the sale of such property shall be delivered to the purchaser of such property in full payment of the purchase price of the property so sold, but without any payment of interest thereon. The trustee shall not be liable for the loss of or damage to any property sold hereunder, or for the insufficiency of the proceeds of the sale of such property, or for the insolvency of the purchaser of such property, or for the non-payment of the purchase price of such property.

[illegible][illegible]

NOTE: The Last Good Agreement that deals with how a person's property is handled when they die is called a will. The will is a legal document that is signed by the person who owns the property and is witnessed by two or more people. The will is a legal document that is signed by the person who owns the property and is witnessed by two or more people. The will is a legal document that is signed by the person who owns the property and is witnessed by two or more people.

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 or 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, use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act not required, disregard this notice.  
(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

Richard P. Corsello  
Mariam D. Corsello

STATE OF CALIFORNIA

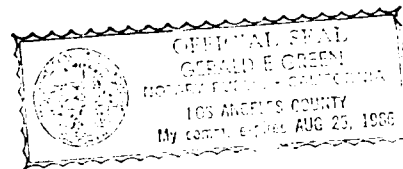
COUNTY OF Los Angeles SS.

On 4 November, 1982, before me, the undersigned, a Notary Public, in and for said State, personally appeared Kerry S. Perry, known to me to be the person whose name is subscribed to the within Instrument, as a Witness thereto, who being by me duly sworn, deposes and says:

That he resides in Los Angeles, and that he was present and saw Richard P. Corsello + Mariam D. Corsello personally known to him to be the same person described in and whose name is subscribed to the within and annexed instrument execute the same; and they acknowledged to said affiant that they executed the same; and that affiant subscribed his name thereto as a Witness to said execution.

WITNESS my hand and official seal.

Signature Gerald E. Green



(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:

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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. PUBLISHED 1981

CORSELLO, RICHARD & MARIAM

Grantor

SELLNER, EDWARD & OWENA

Beneficiary

AFTER RECORDING RETURN TO  
Mr. and Mrs. Edward Sellner  
1732 Shepherd Dr.,  
Paso Robles, CA 93446

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON

County of Klamath SS.

I certify that the within instrument was received for record on the 31 day of Jan, 19 83 at 11:10 o'clock AM, and recorded in book MB3 on page 1555 or as file reel number 19972.

Record of Mortgages of said County. Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

By Deborah A. Biehn Deputy  
Fee \$8.00