M No. 881—Oregon Trust Deed, Series—TRUST DEED.	MTC 12104-L	Vol. M83	Page 2986	57
	TRUST DEED			nween
made thi	25th day of	d and wife	••••••	
1000				
Grantor, MOUNTAIN TITLE COM JAMES L. REED and PATRIC	PANY INC.	wife		••••••
TO AID AID				
Beneficiary,	will and conveys to tr	ustee in trust, with	h power of sale, the p	noperty
Grantor irrevocably grants, bar Klamath	nty, Oregon, described as:	0.0	A 3 HOMEDALE, K	lamath
NT anice 94	and defen C	f Blocks 2D an	" - a mecorde	d
ARCEL 1: Lot 15 IN DIOGN	EREFROM the West 10, 10	ords of Klamatl	County, oregon	of
$h_{a+a}h_{B}h_{B}h_{A}h_{B}h_{A}h_{B}h_{A}h_{B}h_{A}h_{B}h_{A}h_{B}h_{A}h_{B}h_{A}h_{B}h_{A}h_{B}h_{A}h_{B}h_{A}h_{B}h_{A}h_{B}h_{A}h_{A}h_{B}h_{A}h_{A}h_{B}h_{A}h_{A}h_{A}h_{A}h_{A}h_{A}h_{A}h_{A$	-	1 2 2 3 1 1 1 Q 1 D 1 L U 4	D=	
PARCEL 2: A portion of Lot	16 in Block -	rticularly ues	ion of Block 2B	and 301
HOMEDALE, Richard point on the	South line of East of	of the Southwes	ence North 2° 55	East
PARCEL 2: A portion of Lot HOMEDALE, Klamath County, On Beginning at a point on the HOMEDALE, Klamath County, O thence West 2.50 feet to th	e Southwest corner of s	et; thence Sou	th 1° 15' 53" Wes	in anywise
thence west Easterly line of	siad Lot ginning purtenan	ces and all other the	eafter attached to or used	
fogether with an appertaining, and the ic	TOPMANCE of each	agreement of granier		
FOR THE PURPOSE THOUSA	ND AND NOT 100	with interest thereon	according to principal and inte	rest hereon, m
sum of		rantor, the linus parts	tient installmer	it of said note
sum of note of even date herewith, payable to b not sooner paid, to be due and payable The date of maturity of the debt becomes due and payable. In the event sold, conveyed, assigned or alienated I thon, at the beneficiary's option, all ob thon, at the beneficiary's option, due and	secured by this instrument is the d	ate, stated above, on any part thereof, or a abtained the writter	ny interest therein is sold consent or approval of t	he beneficiary. ed therein, or
note of even date inclusion of an approximately not sooner paid, to be due and payable not sooner paid, to be due and payable. In the event becomes due and payable. In the event sold, conveyed, assigned or alienated to then, at the beneficiary's option, all ob become immediately due an became shall become immediately due and became and the solution of the solution of the solution.	the within description that havin by the grantor without first havin trations secured by this instrumen	t, irrespective of the	maturity com	
then, at the beneficiary's option, due an	ad payable. < not currently used for agricultural, ti	mber or glassing of	any map or plat of said prop	(c) join in any
The above described tear property of this to	rust deed, grantor agrees: said property in good condition there are a subor	ing any easement of the	ent allecting this inv part of	the property remonst
1. To prove or demonstration of said pro	perty	ly entitled thereto, and onclusive proof of the tri	ithluiness thereof less than \$5 traph shall be not less than \$5	ciary may at any
2. To complete of improvement which manner any building or improvement due all costs thereon, and pay when due all costs	incurred therefor. se, regulations, covenants, condi- res, regulations, covenants, to time	10. Upon any default	person, by agent of by a	of any security for
3. To comply whether said property;	sursuant to the Uniform Comment the point	indebtedness hereby secu	its own name sue of ornaid, at	nd apply the same
- proper public office of officing agencies as	may be deemed desident of iss	costs and expenses of of	iness secured hereby, and in	said property, th
now or hereafter erected on the taid preticiary	TADIE Value, written in	11. The entering up lection of such rents, issu- urance policies or comper-	on and taking possession of the and profits, or the process sation or awards for any taking nor release thereof as aloresa soldefault hereunder or inv-	ng or damage of th id, shall not cure ilidate any act do
an amount not less that the beneficiary, w companies acceptable to the delivered to	the beneficiary as soon as insurance and to proportional procure any such insurance and to with	live any default or notice		indebtedness secur
if the grantor shall fail for anticiary at le deliver said policies to the beneficiary at le	hereafter placed on said buildingot hereafter placed on said buildingot at grantor's expense. The amount at grantor's expense. The amount hereit	ereby or in sums secured	lection may proceed to ion	se this trust deed
the benefar any fife of other and here	by and in such order as collected, or e y the entire amount so collected, or e	vent the beneficiary at the n equity as a mortgage of n equity as a mortgage. In	the latter event the benelician	y or the trust elect stault and his elect
may determine, or at be released to gran any part thereof, may be released to gran	default hereunder or invalidation	recute and cause to be to sell the said described whereupon the tru	i real property to time and pla stee shall fix the time and pla by law and proceed to incert	ose this trust deed
5. To keep said ther charges that faxes, assessments and other any part o	i such taxes, assessments and i such taxes, assessments therefor nd promptly deliver receipts therefor any taxes, assess-	the manner provided in 0.	neticiary elect to foreclose by	the date set by
charges become past due of antor fail to charges become past due frantor fail to to beneficiary; should the frantor other to beneficiary; should the frantor other	r charges payable by grantor, the to neticiary with lunds with which to neticiary with lunds payment thereof.	then after delautrustee's trustee for the trustee's	the beneficiary or his succes	the trust deed and
by direct payment of beneficiary may, a make such payment, beneficiary may, a	the rate set forth in the rate of this scribed in paragraphs 6 and 7 of this scribed in paragraphs 6 and 7 by this	treation secured there	-LUARtion and truster	ch portion of the
trust deed, shall be added of any right	ts arising from breach or brop- ts with interest as aloresaid, the prop-	cipal as would not their the default, in which en	ent all foreclosure proceeding	ate and at the tim
covenues salore described, and for	the payment is and payable	14. Otherwise, the place designated in the	notice of sale or the time notice of sale or the time ed by law. The trustee may ed by law. The trustee may	sell said property the parcel or parc
out notice, and the nonjuly this trust	feed initiation including the cost	in the highest	deed in form	warranty, express
6. To pay all costs, the other co of title search as well as the other co	s obligation and trustee's and attorney	the property so sold, plied. The recitals in t	he deed of any matterioluding i reol. Any person, excluding i reol. may purchase at the sale.	he trustee, but in
		the grantor and benefits 15. When trus shall apply the proces	ds of sale to payment of (1)	mable charge by
any suit for the foreclosure and the ben	in this paragraph 7 in all cased gment or	attorney, (2) to the	subsequent to the interest of	their priority and in interest entitled
tired the trial courts an anonab	le as the over	and and	e granies - by law ben	liciary may from
ney's tees on such appear	to or all of said property shall be taken	time appoint a succe	ointed netering the latter shi	in a mound of
right, if it so elects, to require the	hich are in excess tees necessarily paid of	d hereunder. Each suc	h appointment and substitute	elective to this to a the office of th
to pay all reasonable costs, to pay all reasonable costs, incurred by grantor in such proce	edings, shall expenses and attorney bene ble costs and expenses and attorney bene ble costs and expenses and or incurred by bene rets, necessarily paid or incurred by bene	and its place of re- s Clerk or Recorder O	the county or counties in with the county of country of country of oper appointment operation of the trust when the	the successor tru deed, duly exec
both in the trial and application both in the trial and application and the trial and dranter afrees	, at its own expense, to take such the on the such contraction of the necessary in obtaining such contraction of the necessary in obtaining such contractions and the necessary in obtaining such contracting such contractions and the n	acknowledged is m	accepts this floord as provi	ale under any oth
and execute such instruction pensation, promptly upon benefician pensation, promptly upon benefician	time to time upon written reduct the note if	or trust or of any act ing shall be a party un	aless such action or proceeding	
ficiary, payment of its fees and i endorsement (in case of full recom- endorsement (in case of full re	time to time upon which and the note presentation of this deed and the note revances, for cancellation), without allecti payment of the indebtedness, trustee m that the trustee hereunder must be either thorized to do business under the laws of thorizeds, agents or branches, the United	an attorney, who is an ad	ive member of the Oregon States, a title insurance company a	uthorized to insure under ORS 696.505
the the second s	that the trustee hereunder must be laws of	Uregon of any agency ther	E01, 01 01. 01. 0	م من الم

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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) This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, execu-tors, 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 terminine 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. ROBERT G SIGMUND CHERYL IN SIGMUND * 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. OJ9 MUNA mund Ō (If the signer of the above is a corporation, use the form of acknowledgment opposite.) (ORS 93,490) STATE OF OREGON, County of Klamath) ss. and February 25, 19 83 Personally appeared who, each being first Personally appeared the above named. duly sworn, did say that the former is the ROBERT G. SIGMUND and CHERYL M. president and that the latter is the SIGMUND, husband and wife secretary of a corporation, and that the seal attixed to the loregoing instrument is the corporate seal of said corporation and that the instrument was signed and sealed in behall of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. and acknowledged the toregoing instru-(OFFICIALS) SEAL) Before me: or 0 (OFFICIAL Notary Public for Oregon SEAL) 18Z My commission expires: My commission expires: REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. , Trustee $\tau n \cdot$ 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 , 19 DATED: ... 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 reconveyonce will be n STATE OF OREGON. TRUST DEED · SS. County of Klamath (FORM No. 881) I certify that the within instru-TEVENS-NESS LAW PUB. CO., PO ND. ORE ment was received for record on the 28 day of Feb. 1983. Mr. & Mrs. Robert G. Sigmund at 9:51 o'clock A.M., and recorded SPACE RESERVED page...2986....or as document 'fee/file/ Grantot FOR instrument/microfilm No. 20839., Mr. & Mrs. James L. Reed RECORDER'S USE Record of Mortgages of said County. Witness my hand and seal of Reneficiary County affixed. Evelyn Biehn County Clerk AFTER RECORDING RETURN TO MOUNTAIN TITLE COMPANY INC. 1.1.2.16 (Fee'\$8.00