TRUST DEED

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THIS TRUST DEED, made this 29th day of June ,19.83, STANLEY L. TECUMSEH and ALMA L. TECUMSEH, husband and wife 19.83..., between as Grantor, TRANSAMERICA TITLE INSURANCE COMPANY BILLIE L. ROSE and DAVID A MORAN each as to 2 interest

as Beneficiary,

C:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property

The South 80 feet of Lot 579, Block 115, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath,

mor land, as in-chiefe this four Greek Ge 1975, 400 th telects is ground, bold remove the definancing in growing for grants.

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 Twenty-Two Thousand Seven Hundred Fifty and no/100----sum of the LWEILY-LWO ITIOUS and Devent Indian Ed. Fire and Indian

note of even date herewith, payable to peneticiary or order and made by grantor, the linal payment of principal and interest deleted, it not sooner paid, to be due and payable.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the linal installment of said note becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, and the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or herein, shall become immediately due and payable. Which permission Sellers will not unreasonably the date of the making of any man or plat of said property: (b) join in

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

1. To protect, preserve and maintain said property in feed condition and repair; not to renewe or demolish any building or improvement thereon;
2. To complete arrested protection of the commit or permitted or improvement which may be constructed, damaged or assured thereon; and psy waste of said property.

2. To complete arrested protection of the control of the

ioin in secutinitions allecting said property: it regulations, covenants, condicial Code as the this fine continuation of the continuation of th

bural, timber or gracing purposes. Withhold.

(a) consent to the making of any map or plat of said property: (b) join in granting any easement or creating any restriction thereon: (c) join in any subordination or other agreement affecting this deed or the lien or charge thereol; (d) reconvey, without arranty, all or any part of the property. The granting the end of the property. The effective in any reconveyance may be described as the "person or persons be conclusive proof of the truthwest therein of any matters or facts shall be evices mentioned in this paragraph shall be not less than \$5.

Imperson any default by granter hereunder, beneficiary may at any pointed by a court, and without regard to the adequacy of any security or any part thereof, in its way name sue or otherwise collect the foreign state and profits, including those past due and unpaid, and apply issue and profits, including those past due and unpaid, and apply be same, les costs and expenses of operaid and collection, including reasonable attorpicary may determine.

liciary may determine.

11. The entering upon and taking possession of said property, the collection of such rents, issues and prolits, or the proceeds of lire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

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

12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hercunder, the benediciary may declare all sums ascured hereby due and payable. In such an an equity as a mortgage or direction may proceed to foreclose this trust deed by event the beneficiary at his election may proceed to foreclose this trust deed by advertisement and sale. In the latter event the beneficiary or the trustee shall to sell the said described real property to satisfy the obligations secured thereof as then required by law and proceed to foreclose this frust deed in the manner provided in ORS 86.795.

13. Should the beneficiary elect to foreclose by advertisement and sale trustee for the trustee's sale, the grantor or other person so privileged by the first default at the time and place of the trust deed in ORS 86.760, may pay to the beneficiary or his successors in interest, tesperobligation secured thereby (including costs and expenses actually incurred in endough the amounts provided by law) other than the trust deed and the endoring the terms of the obligation and trustee's and attoney's lees not excipal as would not then be due had no default occurred, and thereby cure the default, in which event all foreclosure proceedings shall be dismissed by 14. Otherwise, the sale shall be held on the date and at the time and

the trustee.

14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which said sale may be postponed as provided by law. The trustee may sell said property either in one parcel or in separate parcels and shall sell the sace or parcels at shall deliver to the purchaser its deed in form as required law conveying a shall deliver to the purchaser its deed in form as required law conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the end of any matters of fact shall be conclusive proof the truthfulness thereof, Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expense of sale, institutely, (2) to the obligation secured by the trust deed, (2) the early presons having recorded liens subject to the interest of the trustee all persons having recorded liens suppose in the order of their privative and (4) the surplus.

surplus, it any, to the granks or to his survenus in interest entitled to such surplus.

16. For any reason permitted by law beneficiary may from time to the surplus.

16. For any reason permitted by law beneficiary may from time to surplus the appoint a successor or successors to any trustee named herein or to any conveyance to the consequence of the successor trusted. It. Trustee accepts this fruit when this deed, duly executed and acknowledged is made a public front of proceeding is the order of the consequence of the

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state; its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.505.

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

except, covenants, conditions, restrictions, reservations, rights, rights of way and easements of record

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 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 pledges of the

contract secured hereby, whether or not named masculine gender includes the feminine and the	as a beneliciary herein. In consti	ruing this deed and whenever the context so requires, the
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* IMPORTANT NOTICE: Delete, by lining out, which not applicable; if warranty (a) is applicable and (as such word is defined in the Truth-in-lending beneficiary MUST comply with the Advantage of the Complex of the Com	hever warranty (a) or (b) is the beneficiary is a creditor Act and Regulation Z, the	STANLEY L. TECUMSEH
disclosures; for this purpose, if this instrument is to the purchase of a dwelling, use Stevens-Ness For if this instrument is NOT to be a first lien, or is a of a dwelling use Stevens-Ness Form No. 1306, o with the Act is not required, disregard this notice.	n No. 1305 or equivalent;	ALMA L. TECUMSEH
(If the signer of the above is a corporation, use the form of acknowledgment appeals.)		선생 등 경영을 가는 사용이 되고 말았다면 그 사람이 있다는 것이다. 경영화를 가면 하는 것이 하는 것으로 한 것이 없는 것이다.
STATE OF OREGON, County of Klamath	STATE OF OREC	GON, County of) ss.
June July , 1983	A second of the	ppeared an
Personally appeared the above named STANLEY, L. TECUMSEH and		who, each being fire
ALMA L', TECUMSEH	usiy sworn, ala sa)	that the former is the
	secretary of	
and acknowledged the foregoing mentile be their voluntary act as Blicon me! (OFFICIAL ALPHANE)	instru- sealed in behalf of	that the seal allixed to the foregoing instrument is the aid corporation and that the instrument was signed an said corporation by authority of its board of directors acknowledged said instrument to be its voluntary ac
Notary Public for Oregon	Notary Public for (Oregon (OFFICIAL
My commission expires:	My commission exp	or and a contract to the contract of the contr
said trust deed or pursuant to statute, to cance, herewith together with said trust deed) and to recustate now held bytyou under the same. Mail recusally the same of the same	I all evidences of indebtedness seconcey, without warranty, to the conveyance and documents to	
alletien mare en en er en en mentern de	, 19 sequences ser experiences e	
		Beneliciary
Do not less or destroy this Trus Doed OR THE NOTE w	hich it secures. Both must be delivered to	the trustee for contellation before reconveyance will be made.
TRUST DEED		
	ANN EALLS, in the	STATE OF OREGON, County of Klamath ss.
CHARLES (SECTION CONTINUES OF A STREET OF	Filmer Sys; Fluer t	I certify that the within instrument
STANLEY L. TECUMSEH	Quita decable 4	was received for record on the8day of
ALMA L. TECUMSEH	e en eug enake en pari	at11:030'clock AM., and recorded
BILLIE L. ROSE	SPACE RESERVED FOR	in book/reel/volume No M. 83 on
STANTS A TOSSESSED OF	RECORDER'S USE	page 10822 or as fas /fila /instan
1. 2 4 4 4 4 5 16 26 4	그래요 하고 있다면 어머니는 그래요 하는 어디를 보는 사람들이 하다. 모든 사용을 받는	page10822 or as fee/file/instru- ment/microfilm/reception No. 25517,
	THE TOWN TO THE HOLD	ment/microfilm/reception No. 25517, Record of Mortgages of said County.
AFTER RECORDING RETURN TO	Ti Tenence cou	ment/microfilm/reception No. 25517, Record of Mortgages of said County.
AFTER RECORDING RETURN TO I FORWARD A Mar lene 1995 B	ind Alka i. Trems. He inspirings come	ment/microfilm/reception No. 25517, Record of Mortgages of said County. Witness my hand and seal of

T/A: N-26303E4

8.00 fee

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