

30173

K-36533
SHORT FORM TRUST DEEDVol. m83 Page 18949
P64864

Parties: 020 VESTER L. SEXTON and PHYLLIS D. SEXTON

5707 Bryant Ave
Klamath Falls, Or. 97601Grantor(s)
(herein "Borrower")KLAMATH COUNTY TITLE
422 Main Street
Klamath Falls, Or. 97601

Trustee

State of Oregon, by and through the
Director of Veterans' AffairsBeneficiary
(herein "Lender")

A. Borrower is the owner of real property described as follows:

"SEE REVERSE SIDE"

including all appurtenances, buildings, and existing or future improvements located thereon, and all fixtures and attachments thereto, all of which real property is hereinafter referred to as "Trust Property."

B. After changing the word "Borrower" to "Lender" in line 4 of paragraph VI on page 2, Borrower, Lender, and Trustee hereby expressly adopt and incorporate by this reference the entirety of the master form of Trust Deed recorded in the office of the county recording officer of the county in which Trust Property is located in the volume and at the page as follows:

County	Date of Record	Volume or Reel	Page	Fee No.
KLAMATH	12/1/82	M82	16543	

C. Borrower is indebted to Lender in the principal sum of

\$63,000.00----- (Sixty-three thousand and no/100----- DOLLARS), which indebtedness is evidenced by Borrower's Note of even date herewith (hereinafter "Note"), providing for payments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2013-----

and further evidenced by none

THEREFORE, to secure payment by Borrower of the indebtedness evidenced by the Note in strict accordance with the terms, including payment of the interest thereon, all of which terms of the Note are incorporated by this reference herein, and also in order to secure performance by Borrower of the covenants contained in the master form of Trust Deed recorded as indicated above, and in the Note covenanted by Borrower to perform, and also in order to secure repayments of any future advances, with interest thereon which may be made by Lender to Borrower, as well as any other indebtedness of Borrower to Lender which arises directly or indirectly out of the Note or this Trust Deed, Borrower hereby grants, bargains, sells and conveys to Trustee, in Trust, with power of sale, the Trust Property and presently assigns the rents, revenues, income, issues and profits therefrom to the Lender upon the terms set forth herein.

PROVIDED, HOWEVER, that until the occurrence of an event of default, as defined in the master form of Trust Deed recorded as indicated above, Borrower may remain in control of and operate and manage the Trust Property, and collect and enjoy the rents, revenues, income, issues and profits therefrom; and

PROVIDED, FURTHER, that if Borrower shall make all payments for which provision is made in the Note in strict accordance with the terms thereof and shall perform all of the covenants contained in the master form of Trust Deed recorded as indicated above, and shall make all payments due on any other indebtedness and shall perform all of the covenants contained in the Note, then Trustee shall execute and deliver to Borrower, without warranty, a reconveyance of the Trust Property.

PROVIDED, FURTHER, the unpaid balance of the indebtedness secured by this Trust Deed will become immediately due and payable in full upon the sale or other transfer of the Trust Property, or any portion of the Trust Property, to the second transferee after July 1, 1983 who is not the original borrower, surviving spouse, unmarried former spouse, surviving child or stepchild of the original borrower, or a veteran eligible for a loan under ORS 407.010 to 407.210 and Article XI-A of the Oregon Constitution.

BORROWER covenants and warrants that the Trust Property is not ~~is~~ currently used for agricultural, timber or grazing purposes.

IN WITNESS WHEREOF, Borrower(s) ha(s)(ve) caused this Trust Deed to be executed on the 1st day of November, 19 83.

Vester L. Sexton
PHYLLIS D. Sexton

BORROWER(S) PHYLLIS D. SEXTON

LOAN NUMBER

ACKNOWLEDGMENT

STATE OF OREGON)

ss.

County of Klamath)

Before me, a notary public, personally appeared the within named VESTER L. SEXTON and PHYLLIS D. SEXTON

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

Witness my hand and official seal the day and year last above written.

Lacy M. Moore
Notary Public for Oregon
My Commission Expires: 8-27-87

RECORDING DATA

I certify that the within was received and duly recorded by me in _____ County Records,
File/Record _____ Book _____ Page _____ on the _____ day of _____ 19____
By _____ Deputy.

RETURN AFTER RECORDING TO:

Department of Veterans' Affairs
124 N. 4th Street
Klamath Falls, Or. 97601TRUST DEED
SHORT FORM 536-M (7-83)

18943

SHORT FORM TRUST DEED

30173

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A parcel of land being a portion of Lots 7 and 8, Block 1, Tract 1116-SUNSET EAST, a duly recorded plat in Klamath County, Oregon, said parcel being more particularly described as follows:

Beginning at the most northerly point of said Lot 7; said point being S. 37°30'00" W. a distance of 50.00 feet from the center of the Cul-De-Sac of Rosaria Place; thence along the arc of said Cul-De-Sac to the left (central angle= 74°06'18", radius = 50.00 feet) 64.67 feet; thence S. 49°34'24" E. 141.30 feet to the southeasterly corner of said Lot 8, thence along the southerly line of said Lots 8 and 7 respectively, S. 70°03'53" W. 51.23 feet and S. 86°01'49" W. 91.56 feet; thence N. 22°30'00" W. 117.92 feet to the southerly right of way line of said Rosaria Place; thence along said right of way line N. 67°30'00" E. 18.19 feet to the point of beginning, with bearings based on said Tract 1116-SUNSET EAST.

STATE OF OREGON,
County of Klamath.

Filed for record at request of

on this 3rd day of Nov. AD 19 83

at 11:43 o'clock A M, and duly

recorded in Vol. M83 of Mortgages

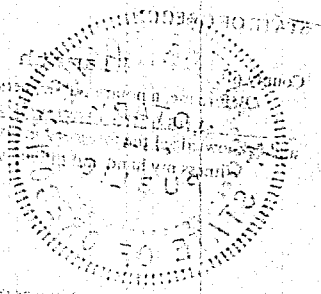
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EVELYN BIEHN, County Clerk

By *Sam Smith* Deputy

Fee 8.00

ACKNOWLEDGMENT



RECORDED DATA

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