o. 881-Oregon Trust Deed Series-	TRUST DEED. AFT #M-27722	STEVENS-NESS LA	Page	12674
042	TRUST DEED		S	84, between
	20th day of	July		
THIS TRUST DEEL	D, made this 20th day of 1 BONNIE J. COBB, husband BELL IGAGE CO an Oregon cor	aanuw.r		as Trustee, and
	3ELL.	poration		
CIFIC WEST MOR	BELL BELL IGAGE CO., an Oregon cor	L		
		H: Monte (1921)		ale the property
Seneficiary,	WITNESSET	to trustee in trust, with	power of s	ale, the property
Grantor irrevocably	WITNESSET	ಕ್ಷಣೆ ಸೇವೆ ಸಿದ್ದಿ ಕ್ಷಣ್ಣ _ಭಟಕಕವೆ		C+a+0
Klamath	County, Oregon, described as that portion of Lots 2 a way line, all in Block 2 ALLS, in the County of K	nd 7, lying Eas		TN THE
		a second and the second second second		
			9 - 1 1	
			thorough he	longing or in anywise
	ar the tenements, hereditaments and appurt is, and the rents, issues and profits thereof CONTINUE OF SECURING PERFORMANCE of e	enances and all other rights and all fixtures now or herea	iter attached	to or used in connec-
ogether with all and singula ow or hereafter appertainin	ag, and the rents, issues and protits thereof	ach agreement of grantor h	erein containe	d and payment of the
it and real estate.	- ATCUPING PERFORMANCE OF			
um of EIGHTEEN	Dol	y grantor, the final paymen	t of principal	tid not
note of even date herewith,	payable to beneficial July 26	, 19.89 stated above, on wh	ich the final	in is sold, agreed to b
The date of maturity	and payable JULY 20 and payable JULY 20 of the debt secured by this instrument is the r alienated by the grantor without first he potion, all obligations secured by this instru- diately due and payable.	or any part thereof, of the aving obtained the written c mont irrespective of the t	onsent or app naturity date	s expressed therein, o
hecomes une une final a	r alienated by the secured by this instru-	nent, more avaing purposes.		
herein, shall become immed	real property is not currently used for agriculture	a) consent to the making of any	map or plat of any restriction	t said projectly join in an n thereon: (c) join in an dead or the lien or char
m protect the secur	rity of this flust property in good condition	a) consent to creating irranting any easement or creating ubordination or other agreement ubordination or other agreement frantee in any reconveyance ma- transitied thereto, and the legality entitled thereto, and the be conclusive prool of the truth provides mentioned in this paragra	arranty, all or a by be described	as the "person or person of any matters or facts sh
and repair; not to remove or c not to commit or permit any we	demolish any burners, aste of said property, store promptly and in good and workmanlike store promptly and he constructed, damaged or	legally entitled thereto," and the	ulness thereof.	Fruster's fees for any of
2. To complete of real manner any building or impro destroyed thereon, and pay whe		10. Upon any default by time without notice, either in P	rson, by agent regard to the	or by a receiver security adequacy of any security
tions and restrictions affecting	said property pursuant to the United to the	the indebtedness hereby secured,	own name sue	or otherwise conect the sa
by filing officers or searching	in the buildings	less costs and expenses of operations costs and expenses of operations	s secured hereb	r, and in such order us -
		11. The entering upon 11. The entering issues	and profits, or	the proceeds of the and of
and such not less than S	beneficiary, with loss payable to soon as insured;	property, and the application of	default hereum	ler or invalidate any act
if the grantor shall tall the bi	eneficiary at least inteen placed on said buildings,	pursuant to such notice. 12. Upon default by gr	antor in payme any agreement	nt of any indebtedness sec hereunder, the beneficiary due and payable. In suc
tion of any policy of insur- the beneficiary may procur	the same at grantor's expense. The same at grantor's expense. The insurance policy may be applied by beneficiary other insurance policy in such order as beneficiary	declare all sums secured here event the beneliciary at his el	ection may proc rect the trustee	eed to foreclose this trust dee to foreclose this trust dee
ciary upon any indebtedness may determine, or at option	n of beneficiary the entire amount or release shall leased to grantor. Such application or invalidate any	advertisement and sale. In the	led his written r	otice of defaultions se
not cure or waive any defau not cure or waive any defau act done pursuant to such n	notice. mises free from construction liens and to pay all mises free from construction or assessed upon or	to sell the said described re hereby, whereupon the trustee	shall fix the fir aw and proceed	to foreclose this trust de
taxes, assessments befor	e delinquent and promptly deliver receipts assess-	the manner provided in OKS c 13. Should the benefic	iary elect to for the prior to five	days before the date set I days before the date set I
to beneficiary; should the i	, liens or other charges with lunds with which to providing beneficiary with funds with thereol,	then after default ustee's sale trustee for the trustee's sale ORS 86.760, may pay to the	beneficiary or due under the	his successors in interest, a terms of the trust deed a demonses actually incur
make such payment, bene make such payment, bene and the amount so paid, w	with interest at the rate set forth in the debt of this obligations described in paragraphs 6 and 7 of this obligations described in paragraphs 6 and 7 of this obligations described in the debt secured by the	obligation secured thereby ( enforcing the terms of the ob-	ligation and tru	stee's and attorney of th
trust deed, shall be added trust deed, without waive	t to any rights arising from breach the prop- r of any rights arising from breach the prop- such payments, with interest as aloresaid, the prop- such payments, with interest as aloresaid, the prop-	cipal as would not then be	all foreclosure	proceedings shall be divis
covenants hereol and for	d, as well as the grantor, since obligation herein bound for the payment of the obligation herein bound for the payment of the and payable with	the trustee. 14. Otherwise, the sa	ice of sale or	he time to which said said said said said said property
described, and all such pa out notice, and the nonpa out notice, and the nonpa	syment thereof shall, at the off due and payable and by this trust deed immediately due and payable and trust deed.	be postponed as provided to be postponed as provided to in one parcel or in separat in one parcel of the highest bidd	e parcels and s er for cash, pay	hall sell the parter of per vable at the time of sale.
constitute a breach of this 6. To pay all cos	its, fees and expenses of this trustee incurre the other costs and expenses of the trustee incurre the other costs and expenses of trustee's and attorney	's shall deliver to the purchases is shall deliver to the property so sold, but the property so sold but the deliver to the de	without any cov	enant of what he conclusions of fact shall be conclusioned the trustee, but i
less actually incurred.	and delend any action or proceeding pain any su	it, of the truthfulness thereof.	may purchase a	t the sale. the powers provided herein the class the expenses of
affect the second ing in w	which the beneficial to pay all costs and experies; t	he shall apply the proceeds of be cluding the compensation of	t sale to paynie of the trustee at ation secured by	the trust deed. (3) to all the trust deed in the trust deed in the trust deed in the trustee in
		attorney, (2) to the sub	appear in the	order of their printing the
decree of the trial court pellate court shall adju	t, grantor identical as the beneficiary s of reasonable as the beneficiary s of reasonable as al.	surplus, II any, to the ge- surplus.	n nermitted by	law beneficiary may from
It is mutually 8. In the event	that any portion or all of said property shall have that any portion or condemnation, beneficiary shall have	the time appoint a successor trustee appointe	d hereunder. of	latter shall be vested will
right, if it so elects, to	ch taking, which are in excess of the amount part ich taking, which are in excess of the amount part repenses and attorney's tees necessarily part of a constant of the part of the part of the part of the part of the part o	and hereunder. Each such ap	beneficiary, cor	ubstitution shall be made taining reference to this taining in the office of the
incurred by grantor in incurred by it first upor	n such plotted costs and expenses incurred by b n any reasonable costs and expenses incurred by b	ene- and its place of record, ness Clerk or Recorder of the	which, which	in which the property
ficiary in such proceed	rantor agrees, at its own expense, obtaining such of the shall be necessary in obtaining such of	acknowledged is made a	public record	and ind sale under any off
and execute such inst pensation, promptly up	pon beneficiary's request. pon beneficiary's request of the upon written request of the e and from time to time upon written request of the	cting shall be a party unless	such nonion	
	And from time to time of this deed and the noit is fees and presentation of this deed and the noit of luil reconveyances, for cancellation, without alle erson for the payment of the indebtedness, trustee erson for the payment of the indebtedness, trustee the payment of the indebtedness, trustee hereunder must be eithe association authorized to do business under the laws a its subsidiaries, affiliates, agents or branches, the Uni-			
II the massive it	L- liba	Jun on one La United States, 0		Hicensed officer and

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 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. \* 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; of a dwelling use Stevens-Ness Form No. 1305 or equivalent; of a dwelling use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act is not required, disregard this notice. mond (If the signer of the above is a coporation, use the form of ucknowledgment opposite.) STATE OF OREGONS STATE OF OREGON, County of ..... , 19 Personally appeared ..... who, each being first Cobb, husband and wife duly sworn, did say that the former is the..... president and that the latter is the..... secretary of ...... and a second 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 sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act Before me: and acknowledged the foregoing instrument to be ..... their ..... voluntary act and deed. Before me: Before me: Ablene Notary Public for Oregon (OFFICIAL SEAL) Addino to. Notary Public for Oregon My commission expires: 3-22-85 (OFFICIAL My commission expires: 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: •••  $(A_{1},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{2},A_{$ Beneficiary Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before reconveyance will be made. TRUST DEED Sandare and (FORM No. 881) STEVENS-NESS LAW PUB. CO., PORTLAND, ORE - EBA STATE OF OREGON, County of Klamath ss. for a I certify that the within instrument Jerry A. Cobb and Bonnie was received for record on the 26 day of July 1984 at 11:09 o'clock AM., and recorded J. Cobb, h & w SPACE RESERVED Grantor in book/reel/volume No. .....M84....... on Pacific West Mortgage Co. page 12674 or as fee/file/instru-FOR RECORDER'S USE ment/microfilm/reception No. 39243, an Oregon Corporation AND DEPENDENCES Record of Mortgages of said County. Beneficiary Witness my hand and seal of AFTER RECORDING RETURN TO County affixed. Pacific West Mortgage Co. Evelyn Biehn, County Clerk P O Box 13909 的新聞 IN I O NAME TITLE Salen; OR 97309 By THm Stell pers Deputy Fee: \$8.00 #4557 Marine Britan