3.5

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, wha is an active member of the Oregan State Bar, a bank, trust company 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 696.585.

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In a base described real property is not surrently used for agriculture To protect the security of this frust deed, grantor agrees: 1. To protect, preserve and maintain said property in 660d configuration and respectively of this frust deed, grantor agrees: 1. To protect, preserve and maintain said property to commit or permit any water disaid property 1. To complete or restore promptly and in 600d and workmanilies 1. To complete or restore promptly and in 600d and workmanilies 1. To complete or restore promptly and in 600d and workmanilies 1. To complete or restore promptly and in 600d and workmanilies 1. To complete or restore promptly and in 600d and workmanilies 1. To complete or restore promptly and in 600d and workmanilies 1. To complete or restore promptly and in 600d and workmanilies to an destrictions and pay when due all constructed therefore, damaged on the sectoring and fragments and property, if features, promptly and in the sectoring agencies as may be deemed desinged by the tendicary. The provide and continuously maintain insurance on the building and the sectoring agencies and the sector of the building agencies agencies and the sector of the building agencies agencies

surplus, if any, to the grantor or to his successor in interest entitled to such surplus. 16. For any tesson permitted by law beneficiary may from time to itime appoint a successor or successor is any truste appointment, and without successor fustee appointment and latter shall be vested, with all time owneysance to the successor trustee, in the successor in any distingtion and the successor executed by beneficiary. Containing feature shall be made by withen and its place of recorder distingtion and its fust of the contexposition shall be conclusive proof of proper successor did the property is situated to the successor application of the successor is and any trustee shall be conclusive proof of proper appointment of the successor is the conclusive proof of proper appointment of the successor is is situated and to any arise accepts this frust when this deed, duly executed and oblighted to only my party hereto of peneling also do with the situate any shall be a party unless such action or proceeding is brought by trustee.

the delault, in which event all localize originit occurred, and thereby cure the trustee. If the trustee is a set of 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 in one parcel or in separate parcels and shall sell said provide sale in a provide the trustee may sell said provide sale and shall delive to the highest bidget for cash, payable all the parcel or parcels at potential of the sale shall be held on the date and at the time and shall delive to the highest bidget for cash, payable all the parcel or parcels at plied. The recitals index the deed of any covenant or warranty, sale. Trustee of the truthluness thread, but without any norm as required by law conveying the granters are the deed of any covenant or the trustee, but including the sensitive of the sale to pay purchase at the sale. If the truthluness thread, may purchase at the sale. Subject to the proceeds of the trustee and a (1) the values, but including cluding the concerds of the trustee and a (1) the value sale sale in the subject to the granter of the subject of the trust deed of sale in the autoring of the obligation of the trustee and a (1) the value of the sale autoring, (2) mensation of the trustee and a reasonal sale sale in the surplus, if any to the granter or to his successor in increase on the first in any to the granter or to his successor in increase entitled (6) the time anomine to any case permitted by law beneliciary may from time to the first and the sub-trease of the bar way from the sale.

waive any delault of notice of delault hereunder or invalidate any act does pursuant to such notice. 12. Upon delault by grantor in payment of any indebtedness secured hereby or in his performance of any garement hereany indebtedness secured declare all sums secured foreby immediately due and payable. In such an event the beneliciary at his election mediately due and payable. In such an advertisement and sale, or direct their such end board of the beneliciary of advertisement and sale. The latter the frustee to forefore this trust deed to sell the same description of the same the beneliciary or the subscription to sell the same description of the same the beneliciary of the said description thereof as then require frustee shall fix the time and place of sales in such an thereof as then require frustee shall fix the time and place of sales frust we notice in a subscription of the beneliciary of the forecode the sale frust event the mainer provided in ORS 68.740 to 86.795. To foreclose this that day thereof as then require frustee is also fore of other person by advertisement and sale in a subscription of the beneliciary or the function the mainer provided in ORS 68.740 to 86.785. Before the date sate the toxes 86.760, merustee's sale, the farantor or other person by advertisement and sale toxed the entire amount then due under the trust cessors in interest, its with eendidation secure amount then due under trust expenses actually incured in the delauit, in which provided by law other that such portion of the she would not the trustee. The bad day bad had the base for the trust deed and the context and the base that of order sate and at the time day indication secure amount then due under trust such portion is less not ex-ticating the terms of the ablastion and trustes and attornally incured in the trustee. The sale shall be held on the date and at the time and place designated in the notice of sale or star the date and at the time and

cultural, timber or grazing purposes.
(a) consent to the making of any map or plat of said property: (b) ioin in asy subordination or other agreement allocting this deed or the lien or chain gave exercised and or the lien or chain gave exercised the property. The concerns without warrants thereon or any part of the property. The second property exercises and the rectises there of a the "person or person or person or person or person or person or person and the rectises there of any matters or and the second lies the second lies of the second lies of the truthuleness there of a second lies of a second lies of the truthuleness there of a second lies of a second lies of the second lies of the truthuleness there of a second lies of a second lies of the second

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 anywise FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of SEVEN THOUSAND TWO HUNDRED SEVENTY THREE AND 11/100 FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of gran sum of <u>SEVEN THOUSAND TWO HUNDRED SEVENTY THREE AND 11/100----</u> 

DATED.

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of Oregon

as Grantor, \_\_\_\_\_ASPEN\_TITLE\_&\_ESCROW, INC., An. Oregon. Corporation JAMES.W...MENDENHALL.and.SUSAN.E...MENDENHALL, husband.and.wife... as Beneficiary, Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property ...., as Trustee, and in Lot 2, Block 3, WEST HILLS HOMES, in the County of Klamath, State

...., 19.84..., between

STEVENS.NESS LAW PUBLISHING CO., PORTLAND, OR. 9720 Vol. Mgd Page 13736 RYAN.T. CLEMENT and REBECCA.L. CLEMENT, busband and wife

ASPEN M-27699 4.0

FORM No. 881-1-Oregon Trust Deed Series-TRUST DEED (No restriction on assignm

a server was appressive and a second second second as the function of the second second second second second se ...... 1.2.2.2 The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is law fully seized in fee simple of said described real property and has a valid, unencumbered title thereto except, existing Trust Deed and Note, dated February 4, 1977, recorded on February 4, 1977 in Book: M-77 at Page: 2203. and that he will warrant and forever defend the same against all persons whomsoever. XXXXXXXX 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 feminine and the neuter, and the singular number includes the plural. XXXXXXXXX IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first aboye 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 is 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. Ryan/I "he 6 Rebecca Clement ...... (If the signer of the above is a corporation, use the form of acknowledgment apposite.) (ORS 93,490) STATE OF OREGON, ....., 19...... Klamath County of ..... July August 8, 19 84 and Personally appeared ..... Personally appeared the above named..... who, each being first duly sworn, did say that the former is the..... Ryan T. Clement and president and that the latter is the Rebecca L. Clement

and somowledged the foregoing instrui din ya Their voluntary act and ded. Their voluntary act and ded. SEALS W Solution of the second ded. Nolary Public for Oregon My commission expires: 3-22-8 

Let Sugar

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TO: .....

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secretary of ..... 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 and deed. Before me:

Notary Public for Oregon My commission expires:

REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid.

Trustee

22-8

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: ....., 19......

Beneficiary

(OFFICIAL SEAL)

Do not lose or destray this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be m

TRUST DEED (FORM No. 881-1) STEVENS.NESS LAW PUB. CO.: PORTLAND. ORE.	Nothe Ward, das Aber Gamerica († 17	STATE OF OREGON, County of <u>Klamath</u> I certify that the within instru-
Ryan T: Clement	, Breger of electric and British British With the States of the States Seace Reserved	ment was received for record on the 9th day of August 19.84, at 11:08.0°clock A.M., and recorded in book/reel/volume No
James W. Mendenhall	FOR a second of	page137.36or as document/iee/file/ instrument/microfilm No39903,
Susan E. Mendenhall Beneliciary	I contract the second sec	Bound of Mostosoes of said County.
AFTER RECORDING RETURN TO	ag da en anton est ganta i dato acces	County affixed.
U.S. National Bank Sisters Branch	4870 1920 - 1920 1920 - 1920	Evelyn Biehn, County Clerk
P.O. Box 550 Sisters OR 97759	Fee: \$8.00	