CLOYCE E. BARNES an as Grantor, KLAMATH COUNTY TITLE COMPA CLARENCE R. CANINE as Beneficiary, WITNE Grantor irrevocably grants, bargains, sells and conv in Klamath County, Oregon, describe That part of Lot 4 in Block 44 of Nici Falls, described as follows: Beginning at the Southwesterly corner Southeasterly along the Southerly line Northerly line of 9th Street, a distan beginning; thence Northeasterly paral: distance of 60 feet; thence Southeaster line of Lot 4 to the Westerly line of along the Westerly line of High Street boundary of Lot 4, to the Southeaster along the South line of Lot 4 and the more or less, to the place of beginnin together with all and singular the tenements, breditaments and app ow or hereafter appreximation, and the ronts, issues and profits there to with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of sum of FIFTEEN THOUSAND AND NO/100s. The date of maturity of the debt secured by this instrument is becomes due and payable. The date of maturity of the debt secured by this instrument is becomes due and payable. The date of maturity of the debt secured by this instrument is becomes due and payable. The date of maturity of the debt secured by this instrument is becomes due and payable. The date of maturity of the debt secured by this instrument is becomes due and payable. The date of maturity of the debt secured by this instrument is becomes due and payable. The date of maturity of the debt secured by this instrument is becomes due and payable. The observe security of this furst deed, grantor agress: 1. To protect the security of this may be constructed, damaged or destroy the comply with all bay. Offician constructed damaged or destroy the comply with all bay. Officiants, covenant, south officiants and with a distances regulations, covenants, condi- don the bible device and payable to be building or improvement which all bay officiants and bay officiants and destroy thereas, as well as the cost of all line secure and the bible device of the secure of the bibliom commer- set	NY, as Trustee, and LELA M. CANINE SETH: reys to trustee in trust, with power of sale, the proper- od as: nols Addition to the City of Klamat of Lot 4 in said Block 44, thence of Lot 4, which line is also the nee of 48.7 feet to the point of lel to the Westerly line of Lot 4 a erly parallel with the Southerly High Street; thence Southwesterly c, said line also being the Easter -y corner of Lot 4; thence Westerly North line of 9th Street, 71.3 fee 9g. urtenances and all other rights thereunto belonging or in any of and all fixtures now or hereafter attached to or used in con i each agreement of grantor herein contained and payment of Pollars, with interest thereon according to the terms of a promis by grantor, the final payment of principal and interest hereo (a) consent to the making of any map or plat of said property; (b) join fraining any easement or creating any repitod said property; (b) join fraining in y easement or creating the terms of a promise by drantor, the time payment of principal and interest hereo (a) consent to the making of any map or plat of said property; (b) join fraining any casement allecting this in thereon is (c) join m ubordination or other agreement allecting this in thereon is (c) join thereol; (d) reconvey, without warranty, all or any part of the property; trantee in any reconveyance may be described as the "person or part evices mentioned in this paragraph shall be not less than S: 10. Upon any default by grantor hereunder, beneliciary may at its of there in person, by agent or by a receiver to be contubed thereol; in its own nause sue or otherwise collect the re- est costs and expenses secured, environ, and take possession of said property. The entering upon and taking possession of said property. 11. The entering upon and taking possession of said property. 11. The entering upon and taking possession of said property and they a less upon any indebidences secured hereity, and in auch order as be connel by a court, and without regard to the adequacy of any security the ind
CLARENCE R. CANINE	NY, as Trustee, and LELA M. CANINE SETH: reys to trustee in trust, with power of sale, the proper- d as: nols Addition to the City of Klamat of Lot 4 in said Block 44, thence e of Lot 4, which line is also the nee of 48.7 feet to the point of lel to the Westerly line of Lot 4 a erly parallel with the Southerly High Street; thence Southwesterly , said line also being the Easter y corner of Lot 4; thence Westerly North line of 9th Street, 71.3 fee G. urtenances and all other rights thereunto belonging or in any of and all fixtures now or hereafter attached to or used in con f each agreement of grantor herein contained and payment of by grantor, the tinal payment of principal and interest hereo
as Beneficiary. WWINES Grantor irrevocably grants, bargains, sells and cont in	SETH: reys to trustee in trust, with power of sale, the proper d as: nols Addition to the City of Klamad of Lot 4 in said Block 44, thence e of Lot 4, which line is also the nce of 48.7 feet to the point of lel to the Westerly line of Lot 4 a erly parallel with the Southerly High Street; thence Southwesterly c, said line also being the Easterly y corner of Lot 4; thence Westerly North line of 9th Street, 71.3 feed and all intures now or hereafter attached to or used in con- d each agreement of grantor herein contained and payment of bollars, with interest thereon according to the terms of a promis by grantor, the linal payment of principal and interest hereo (a) consent to the making of any map or plat of said property; (b) join frames and each of the terms of a promise by grantor, the linal payment of principal and interest hereo (c) consent to the making of any map or plat of said property; (b) join frames and the terms of any map or plat of said property; (b) join frames and the tere of the terms of a promise by grantor, the linal payment of principal and interest hereo (c) consent to the making of any map or plat of said property; (b) join frames any econyment of the terms of a prometers of the said of the terms of the line or ch thereol; (d) reconvey, withour mather and the terms of the line or ch thereol; (d) reconvey, withour mathers at the preson or per cally entitled thereto; and the terms of the result of the terms of a property. I. Upon any default by grantor hereon frames, all or any part of the property. I. Upon any default by grantor hereon is the shead as the provise collect of second provise collect of the truth the part of the provise collect of the second and expenses of operation and collection, including travomber of second prolits, including those past due and unpaid, and apply the said second prolits, including those past due and unpaid, and apply the said second prolits, including those past due and unpaid, and apply the second and expenses of operation
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<pre>inKlamathCounty, Oregon, described That part of Lot 4 in Block 44 of Nicl Falls, described as follows: Beginning at the Southwesterly corner Southeasterly along the Southerly line Northerly line of 9th Street, a distai beginning; thence Northeasterly paral. distance of 60 feet; thence Southeaster line of Lot 4 to the Westerly line of along the Westerly line of High Street boundary of Lot 4, to the Southeaster along the South line of Lot 4 and the more or less, to the place of beginnin together with all and singular the tenements, hereditaments and app now or hereafter appendiation, and the tents, issues and profits there tion with said real estate.</pre>	nd as: nols Addition to the City of Klama of Lot 4 in said Block 44, thence of Lot 4, which line is also the nee of 48.7 feet to the point of lel to the Westerly line of Lot 4 arly parallel with the Southerly High Street; thence Southwesterly , said line also being the Easter. Y corner of Lot 4; thence Westerly North line of 9th Street, 71.3 fee 9g. urtenances and all other rights thereunto belonging or in any of and all fixtures now or hereafter attached to or used in con i each agreement of grantor herein contained and payment of by grantor, the final payment of principal and interest hereo (a) consent to the making of any map or plat of said property; (b) joi frame of the receiver of a promise by grantor, the final payment of principal and interest hereo (c) consent to the making of any map or plat of said property; (b) joi frame of the receiver without warranty, all or any pat to the terms of a promise thereof: (d) recover, without warranty all or any matters or or per cally entitled thereto," and may be described as the "person or per cally entitled thereto," and may be described as the "person or per cally entitled thereto," and the grant of the sender of the sender or the secondary shall be on the said any may be described as the "person or per cally entitled thereto," and may be described as the "person or per cally entitled thereto," and without warranty, all or any part to the second thereof: (d) recover, without warranty, all or any part to the solid to any described as the second as the "person or per cally entitled thereto," and without regard to regent or top a second pay a second thereof. (d) recover, without warranty, all or any part to the second proverse without more the shall be and there as the second and expenses of operation hereof as the second as the second and expenses of operation hereof as the second as the second proverse of the second and apply the sa second and expenses of operation and collection, including reasonable an wy's lees upon any indebtedness secured hereby, and in such
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boundary of Lot 4, to the Southeaster: along the South line of Lot 4 and the more or less, to the place of beginnin together with all and singular the tenements, hereditaments and app now or hereafter appertaining, and the rents, issues and profits there tion with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of sum of FIFTEEN THOUSAND AND NO/1005	y corner of Lot 4; thence Westerl North line of 9th Street, 71.3 fe ag. urtenances and all other rights thereunto belonging or in amy of and all fixtures now or hereafter attached to or used in con- teach agreement of grantor herein contained and payment of each agreement of grantor herein contained and payment of bollars, with interest thereon according to the terms of a promi- by grantor, the final payment of principal and interest here bollars, with interest thereon according to the terms of a promi- by grantor, the final payment of principal and interest here bollars, with interest thereon according to the terms of a promi- by grantor, the final payment of principal and interest here bollars, with interest thereon according to the terms of a promi- by grantor, the final payment of principal and interest here (a) consent to the making of any map or plat of said property; (b) jo framing any easement or creating any restriction thereon; (c) join in ubbordination or other agreement discrimed by and the lien or cl thereol; (d) reconvey, without warranty this deed or the lien or cl active proof of the furthiness there of as the "person or pe- gally entitled thereto," and the recitals there of as the "person or pa- gally entitled thereto," and the recitals there of as the "person or pe- gally entitled thereto, and the secting the advected starts in without notice, either in person, by a the advect of said yrang at ime without notice, either in person, by a the advect of said yrang source and prolits, including those past due and unpaid, and apply the s- sec cost and expenses of operation and callection, including reasonable a vey's lees upon any indebtedness secured hereby, and in such order as the isay may determine. 11. The entering upon and taking possesion of said property, follection of such rents, issues and prolits, or the ordexeds of ire and c
MORE OR LESS, to the place of beginning together with all and singular the tenements, hereditaments and approv or hereafter appertaining, and the rents, issues and profits there tion with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of sum of	Ag. urtenances and all other rights thereunto belonging or in any of and all fixtures now or hereafter attached to or used in cost if each agreement of grantor herein contained and payment of below the state of the state of the state of the state bollars, with interest thereon according to the terms of a promi- by grantor, the final payment of principal and interest here below the state above, on which the final installment of said real, timber or grazing purposes. (a) consent to the making of any map or plat of said property; (b) in there of the agreement affecting this deed or the lien or cl thereoi: (d) recorvey, without warrany, by and or last of the lien or cl thereoi: (d) recorvey, without warrany, by and or last of the property, rante in any reconveyance way be described as the "person or pe cally entitled thereto." and the excitation there is a last or any on thereoic; (d) procence, without warrany, by and the state of a state conclusive proof of the furthiness there in of last of the state of the second in this paragraph shall be not less than \$5. 10. Upon any default by grantor hereunder, beneficiary may at ime without notice, either in person, by a creative to be source and expenses of operation and callection, including those past due and unpaid, and apply the s- seys fees upon any indebtedness secured hereby, and in such order as a try or any court, and without secured hereby, and in such order as source and prolits, including those past due and unpaid, and apply the seys fees upon any indebtedness secured hereby, and in such order as a ciary may determine. 11. The entering upon and taking possession of said property, solue to or such rents, issues and prolits, or the ordered so the rend of the indebtedness hereby and prolits, or the ordered so the rend of the such and expenses of operation and collection, including reasonable re- solues and prolits, including those past due and unpaid, and apply the s- ters was and expenses of operation and collection, including reas
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FOR THE PURPOSE OF SECURING PERFORMANCE of sum of FIFTEEN THOUSAND AND NO/1005	Dollars, with interest thereon according to the terms of a promi- by grantor, the final payment of principal and interest here , 19
note of even date herewith, payable to beneficiary or order and made not sooner paid, to be due and payable The date of maturity of the debt secured by this instrument is becomes due and payable. The obove described real property is not currently used for agricultu To protect the security of this strust deed, grantor agrees: 1. To protect field security of this strust deed, grantor agrees: 2. To protect field real property is not currently used for agricultu To protect the security of this strust deed, grantor agrees: 3. To complete or restore promptly and in good and workmanilie manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor. 3. To comply with all fues, ordinances, regulations, covenants, condi- tion and restrictions allecting sail property; if the beneficiary so requests, to join in executing such linancing statements pusuant to the Unitom Commer- cial Code as the beneficiary may require and to pay for filing same in the proper public ollice or ollices, n well as the cost of all lien searches made by filing ollices or searching agencies as may be deemed desirable by the beneficiary. • A to provide and continuously maintain insurance on the buildings now or hereafter wreted on the said premises againal loss or damage by lire and such other hazards as the popularizing may play the file to the latter; all opticies of insurance shall be diviered to the beneficiary as soon as insured; if the grantor shall hall to reav reason to pocure any such on the latter; all oblicies of insurance shall be therein and ready prior to the expira- tion of any policy of insurance now of hereafter placed on said buildings, the beneficiary may procure the same a grantor's expense. The amount collected under any the or other instance policy may be applied by benefi- ciary down may not be shall be a same a grantor insurance and to deliver said places to the beneficiary with loss pays for to the expira- tion of any policy of insurance shall be abmet	bollars, with interest thereon according to the terms of a promi- by grantor, the final payment of principal and interest here
The above described real property is not currently used for agricultu To protect the security of this trust deed, grantor agrees: 1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; int to commit or permit any waste of said property. 2. To complete or restore promptly and in good and workmanilies mainter any building or improvement which may be constructed, damaged or destroyed thereon, and pay whee due all costs incurred therefor. 3. To comply with all faws, ordinances, regulations, covenants, condi- fors and restrictions allecting said property. If the beneficiary sore requests, to join in executing such linancing statements pursuant to the Unilorm Commer- cial Code as the beneficiary may require and to pay for liling same in the proper public olities or olities, as well as the cost of all lien searches made by ling oliticary or searching adventees any be deemed desirable by the prover public olities or olities, as well as the cost of all lien searches made by ling oliticary or searching adventees any be deemed desirable by the bone of herealter erected on the said promiser against loss or damage by ling on or herealter erected on the beneficiary any ion ions on an insured; in companies acceptable to the beneficiary any with loss payable to the latter; all policies of insurance shall be diviered to the beneficiary as soon as insured; if the grantwir shall fail for any reason to procure any such insurance and to deliver said policies to the beneficiary at least litteen days prior to the explic- ing of hereol, may be released to grantor. Such applied by benefi- ciary upon any indebtedness secured hereby and in such order as and to deliver said policies to the beneficiary at least litteen days prior to prease shall not cure or waive any delault or notice of delault hereunder or invalidate any at done pursuant to such notice. 5. To keep said premises free from construction lens and to pay all ta	(a) consent to the making of any map or plat of said property; (b) jo franting any easement or creating any restriction thereon; (c) join in subordination or other agreement allecting this deed or the lien or cl hereol; (d) reconvey, without warranty, all or any part of the property, frantee in any reconveysance may be described as the "person or pe egaily entitled thereto," and the recitals therein of any matters or lacts be conclusive proof of the furthuliness thereich. Truster's lees ior any oil ervices mentioned in this paragraph shall be not less than \$5. 10. Upon any delault by grantor hereunder, beneficiary may at ime without notice, either in person, by agent or by a receiver to be sointed by a court, and without regard to the adequacy of any security he indebtedness hereby secured, enter upon and take possession of said pr sauce and expenses of operation and collection, including reasonable a tey's fees upon any indebtedness secured hereby, and in such order as liciary may determine.
To protect the security of this trust deed, grantor agrees: 1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; int to commit or permit any waste of said property. 3. To complete or restore promptly and in, good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay whee due all costs incurred therefor. 3. To comply with all faws, ordinances, regulations, covenants, condi- four and restrictions allecting said property; if the beneficiary so requests, to join in executing such linancing statements pursuant to the Unilorm Commer- cial Code as the beneficiary may require and to pay for ling same in the proper public ollice or ollices, as well as the cost of all lien searches made by ling ollices or searching agencies as may be deemed desirable by the proper public ollice or ollices, as well as the cost of all lien searches made by ling ollices or searching agencies as may be deemed desirable by the beneficiary. To provide and continuumly maintain insurance on the buildings on or other shareds as the charmer again to so damage by line and such other haunds as the charmer again to so damage by line optices of insurance shall be delivered to the beneficiary as soon as insured; if the grantwir shall fail for any reason to procure any such insurance and to deliver said policies to the beneficiary at least litteen days prior to the explic- tion of any policy of insurance local to grantor. Such applied by benefi- ciary upon any indebtedness secured the same at grantor's septense. The amount solution or waive any delault or notice of delault hereunder or invalidate any act done pursuant to such notice. 5. To keep said premises, free from construction lens and to pay all tares, assessments and other charges that may be levied or assessed upon or against said property before any part of such farees, assessented said other charges become past due o	(a) consent to the making of any map or plat of said property; (b) jo franting any easement or creating any restriction thereon; (c) join in subordination or other agreement allecting this deed or the lien or cl thereol; (d) reconvey, without warranty, all or any part of the property, frantee in any reconveysance may be described as the "person or pe egaily entitled thereto," and the recitals therein of any matters or lacts be conclusive proof of the furthuliness therein of any matters or lacts be conclusive proof of the furthuliness therein of any matters or lacts be conclusive proof of the furthuliness therein. Truster's lees for any of ervices mentioned in this paragraph shall be not less than \$5. 10. Upon any delault by grantor hereunder, beneficiary may at ime without notice, either in person, by agent or by a receiver to be sointed by a court, and without regard to the adequexy of any security he indebtedness hereby secured, enter upon and take possession of said prify or any part thereoi, in its own name sue or otherwise collect the r sauce and expenses of operation and collection, including reasonable a tey's fees upon any indebtedness secured hereby, and in such order as l iciary may determine. 11. The entering upon and taking possession of said property, ollection of such rents, issues and prolits, or the orocerds of tire and c
1. To complete or restore promptly and in good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay whic due all costs incurred therefor. 3. To comply with all faws, ordinances, regulations, covenants, conditions are extrictions allecting said property. If the beneliciary so requests, to form and restrictions allecting said property. If the beneliciary commercial Goda and the same and to pay to filing same in the pay building or improvement which may be constructed, damaged or destroyed thereon, and such innancing statements pursuant to the Unilorm Commercial Goda as the beneliciary or any tequire and to pay to filing same in the pay filing such linancing statements pursuant to the Unilorm Commercial Goda as the beneliciary or any be deemed destrable by the beneliciary are such as the cost of all line searches made by filing difference and continuously mininin insurance on the buildings more or herealter verected on the said premise against loss or damage by line and acut the beneliciary as yong ine to the latter; all policies of insurance shall be delivered to the beneliciary as used to the entire in a such of destroy as soon as insured; if the grantor's shall fail for any reason to procure any such insurance and to deliver said policies to the beneliciary as which insurance and to deliver said policies to the beneliciary as policy and in such order as beneliciary any be released by grantors. Such order as beneliciary any be released to grantor. Such applied by beneliciary may determine, or at option of beneliciary the entire amount so collected, or any pat determine, or at option of law part of any being of the same at of some such order as any and thereon, may be released to grantor. Such applied by beneliciary is any be released to grantor. Such applied by wenther any all target assessments and other charges that insurance policy in any be applied by beneliciary in any be apolicies of a sinsured; the same at a frantor's assessed upon or	Interoop, (d) reconvey, without warranty, all or any part of the property, grantee in any reconveyance may be described as the "person or pe- egally entitled thereto," and the recitals there'n of any matters or facts be conclusive proof of the fruthiuliness thereof. Truster's lees for any of tervices mentioned in this paragraph shall be not less than \$5. 10. Upon any default by grantor hereunder, beneliciary may at ime without notice, either in person, by agent or by a receiver to be obinted by a court, and without regard to the adequacy of any security he indebtedness hereby secured, enter upon and take possession of said p rify or any part thereof, in its own name sue or otherwise collect the r sauce and prolits, including those past due and unpaid, and apply the s ess costs and expenses of operation and collection, including reasonable a tey's lees upon any indebtedness secured hereby, and in such order as l iciary may determine.
bons on the service on the service of the servic	10. Upon any default by grantor hereunder, beneficiary may at ime without notice, either in person, by agent or by a receiver to be obined by a court, and without regard to the adequacy of any security he indebtedness hereby secured, enter upon and take possession of said p rify or any part thereol, in its own name sue or otherwise collect the r sauce and prolits, including those past due and unpaid, and apply the s ers costs and expenses of operation and collection, including reasonable a tey's fees upon any indebtedness secured hereby, and in such order as a licitary may determine. 11. The entering upon and taking possession of said property, ollection of such rents, issues and prolits, or the orocerds of tire and c
proper public onlines of direct, is well as the cost of all lien searches made by ling officers or searching agencies as may be deemed desirable by the beneficiary. The provide and continuously maintain insurance on the buildings of a result hand's as the said premises against loss or damage by line and around not less than a CONTINUOUSLY and the continuously maintain companies acceptable to the beneficiary, with loss payable to the latter, all policies of insurance shall be diversed to the beneficiary as soon as insured; if the grantur shall fail for any reason to procure any such insurance and to deliver said policies to the beneficiary at least litteen days prior to the expira- tion of any policy of insurance now of hereafter placed on said buildings, the beneficiary may procure the same all grantor's expense. The arnound collever said policies to the beneficiary the entire amount so collected, or any part determine, or at option of beneficiary the entire amount so collected, or any part thereol, may be released to grantor. Such applied by benefi- ciary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary the entire amount so collected, or any part thereol, may be released to grantor. Such application or release shall not cure or waive any delault or notice of delault hereunder or invalidate any act done pursuant to such notice. S.To keep said other charges that may be levied or assessed upon or against said property before any part of such taxes, assessments and other charges become past due or delinquent and promptly deliver receipts therefor to beneficiary: should the grantor lail to make payment of any taxes, assess- ments, insurance premiums, liens or other rates as the rate set forth in the note secured hereby direct payment or by providing beneficiary with funds with which to make such payment, beneficiary may, at its option, make payment thereol, and the amount so paid, with interest at the rate set forth in the note secured hereby tagetha	he indebledness hereby secured, enter upon and take possession of said p rify or any part lhereol, in its own name sue or otherwise collect the r saues and prolits, including those past due and unpaid, and apply the s ers costs and expenses of operation and collection, including reasonable a rey's lees upon any indebtedness secured hereby, and in such order as l iciary may determine. 11. The entering upon and taking possession of said property, follection of such rents, issues and prolits, or the orocerds of tire and c
and such other instands as the beneficiary may from time to time term in an amount not less that is the beneficiary with loss payable to the latter; all policies of instance skall be delivered to the beneficiary as soon as insured; if the grantur shall fail for any reason to procure any such insurance and to deliver said policies to the beneficiary at least litteen days prior to the expira- tion of any policy of insurance new or hereafter, placed on said buildings, the beneficiary may procure the same at grantor's expense. The amount collected under any lite or other insurance policy may be applied by benefi- ciary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary the entire amounts ocllected, or any part thereol, may be released to grantor. Such application or release shall not cure or waive any delault or notice of delault hereunder or invalidate any act done pursuant to such notice. In the beneficiary is any be interested to grantor. Such application or release shall not cure for waive any delault or notice of delault hereunder or invalidate any act done pursuant to such notice. In the saments and other charge that may be vield or assessed upon or assiments and the grantor fail to make payment of any tares, assess- ments insurance premiums, liens or other charges payable by grantor, either by direct payment, beneficiary may, at its option, make payment thereol, and the amount so paid, with interest at the rate set forth in the note secured hereby, together with the obligations described in paragraphs 6 and 7 of this trust deed, without waiver of any rights arising from breach of any of this trust deed, without waiver of any rights arising from breach of any of the covenants hereof and lor such payments, whinterest a aloresaid, the prop- erity hereinbelore described, as well as the grantor, shall be bound to the same extent that they are bound ior the grantor, shall be bound to the same extent that they are bound ior the grantor, shall be bound to	ess couss and expenses of operation and confection, including reasonable a leg's lees upon any indebtedness secured hereby, and in such order as l iciary may determine. 11. The entering upon and taking possession of said property, sollection of such rents, issues and prolits, or the proceeds of ire and o
companies acceptable to the beneliciary, with loss payable to the latter; all policies of insurance, shall be delivered to the beneliciary as soon as insured; if the grantur shall fail for any reason to procure any such insurance and to deliver said policies to the beneliciary at least litteen days prior to the expira- tion of any policy of insurance now of herealter, placed on said buildings, the beneliciary may procure the same at grantor's expense. The arnound collected under any lite or other insurance policy may be applied by beneli- ciary upon any indebtedness secured hereby and in such order as beneliciary may determine, or at option of beneliciary the entire amount so collected, or any part thereol, may be released to grantor. Such application or release shall not cure or waive any delault or notice of delault hereunder or invalidate any at done pursuant to such notice. S. To keep said premises free from construction flews and to pay all tars, assessments and other charges that may be levied or assessed upon or against said properly before any part of such lates, assessments, and other charges become past due or deliver and promptly deliver incechs therefor to beneficiary. should need the prompt of promoting deliver incechs therefor to beneficiary may, at its option, make payment thereol, and the amount so paid, with interest at the rate set forth in the note secured hereby, together with the obligations described in paragraphs 6 and 7 of this trust deed, without waiver of any rights arising from breach of any of this trust deed, without waiver of any rights arising from breach of any of the same estent that they are beneficiary with interest at the bound to the some estent that they are bound ior, the grannor, shall be bound to the ovenants hereof and lor such payments, whinterest a doreash of the beneficiary, ender that they are bound ior the granner, shall be bound to the some estent that they are bound ior. The granner, shall be bound to the some estent that they are bound ior. The granner, shall be	collection of such rents, issues and profits, or the proceeds of fire and o
tion of any policy of insurance now of herealter, placed on said buildings, the beneficiary may procure the same at grantor's, expense. The amount collected under any lire or other insurance policy may be applied by benefi- ciary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary the entire amount so collected, or any part thereol, may be released to grantor. Such application or release shall not cure or waive any delault or notice of delault hereunder or invalidate any act done pursuant to such notice. S. To keep said premises free from construction tens and to pay all fars, assessments and other charges that may be levied or assessed upon or against said property before any part of such farses, assessments and other charges become past due or delinquent and promptly deliver receipts therefor to beneficiary; should the grantor fail to make payment of any taxes, assess- made such payment, beneficiary may, at its option, make payment of the district instruction of the described and become a part of the debt secured by this trust deed, with the obligations described in paragraphs 6 and 7 of this trust deed, without waiver of any rights arising from breach of any of the covenants hereof and for such payments, the the dots accured by this trust deed, without waiver of any rights arising from breach of any of the covenants hereof and for such payments in the grantor, shall be bound to the same extent that they are bound for the grantor, shall be bound to the same extent that they are bound in the reayment of the obligation herein described, and all such payments shall be immediately due and payable with- to the other are bound in the reayment and payable with- to the beneficiary the shall be advectived by this trust deed, without waiver of any rights arising from breach of any of the covenants hereof and for such payments with interest a doresaid, the prop- erty hereinbelore described, as well as the grantor, shall be bound to the some extent that they ar	nsurance policies or compensation or awards for any taking or damage o property, and the application or release thereol as aforesaid, shall not cu vaive any delault or notice ol delault hereunder or invalidate any act
may determine, or at option of beneficiary the entire amount so collected, or any part thereol, may be released to grantor. Such application or release shall not cure or waive any delault or notice of delault hereunder or invalidate any act done pursuant to such notice. S.To keep said premises, free from construction tens and to pay all tares, assessments, and other charges that may be levied or assessed upon or against said property before any part of such tares, assessments, and other charges become past due or delinquent and promptly deliver receipts therefor to beneficiary; should the grantor lail to make payment of any tares, assess- ments, insurance premiums, liens or other charges becomes past due or delinquent and promptly deliver receipts therefor to beneficiary; should the grantor lail to make payment of any tares, assess- ments, insurance premiums, liens or other charges payment of any tares, assess- make such payment or by providing beneficiary with funds with which to make such payment, additions described in paragraphs de neared by this trust deed, without waiver of any rights arising from breach of any of the covenants hereof and lor such payments, with interest as doreasid, the prop- erty hereinbelore described, as well as the grantor, shall be bound to the same extent that they are bound for the grantor, shall be bound to the described, and all such payments shall be immediately due and payable with- ensities and the nonpayment shall be immediately due and payable and constitute a breach of this trust deed.	pursuant to such notice. 12. Upon delault by grantor in payment of any indebtedness sec breby or in his performance of any agreement hereunder, the beneliciary
5. To keep said premises free from construction flens and to pay all tarse, assessments and other charges that may be levied or assessed upon or against said property before any part of such tarse, assessments and other charges become past due-or delinquent and promptly deliver receipts therefor to beneliciary; should the grantor tail to make payment of any tarse, assess- ments, insurance premiums, liens or other charges payable by grantor, either by direct payment or by providing beneficiary, with funds with which to make such payment, beneficiary may, at its option, make payment thereof, and the amount so paid, with interest at the rate set forth in the note secured hereby, together with the obligations described in paragraphs 6 and 7 of this trust deed, without waiver of any rights arising from breach of any of the covenants hereof and lor such payments, with interest as aloresaid, the prop- erty hereinbefore described, as well as the grantor, shall be bound to the same extent that they are bound for the granment of the obligation herein described, and all such payments with described, and all such payments with events that that be payments with described, and all such payments with end the are bound in the grantor, shall be bound to the basine extent that there are bound in the grantor, and payable with described and all such payments with a basine due that the baseling of the out notice, and the nonpayment thereol shall, at the option of the beneficiary, render all sums secured by this trust deed immediately due and payable and constitute a breach of this trust deed.	lectare all sums secured hereby immediately due and payable. In suc event the beneficiary at his election may proceed to loreclose this trust n equity as a mortgage or direct the trustee to loreclose this trust dees divertisement and sale. In the latter event the beneficiary or the trustee
to beneficiary; should the grantor fail to make payment of any taxes, assess- ments, insurance premiums, liens or other charges payable, by grantor, either by direct payment or by providing beneficiary, with funds with which to make such payment, beneficiary may, at its option, make payment thereol, and the amount so paid, with interest at the rate; set forth in the note secured hereby, together with the obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become a part of the debt secured by this trust deed, without waiver of any rights arising from breach of any of the covenants hereol and lor such payments, with interest as aloresaid, the prop- erty hereinbelore described, as well as the grantor, shall be bound to the described, and all such payments shall be jammediately due and payable with destined, and the nonpayment shall be immediately due and payable with evident all sums secured by this trust deed immediately due and payable and constitute all breach of this trust deed.	execute and cause to be recorded his written notice of delault and his ele to sell the said described real property to satisfy the obligations sec hereby, whereupon the trustee shall lix the time and place of sale, give n hereoi as then required by law and proceed to foreclose this trust dee he manner provided in ORS 86.740 to 86.795.
and the amount so paid, with interest at the rate set forth in the note secured hereby, together with the obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become a part of the debt secured by this trust deed, shall be added to and become a part of the debt secured by this covenants hereot and for such payments, with interest as aforesaid, the prop- erty hereinbelore described, as well as the grantor, shall be bound to the same estent that they are shound for the payment of the obligation herein described, and all such payments shall be immediately due and payable with out notice, and the nonpayment thereof shall, at the option of the boneficiary, render all sums secured by this trust deed.	13. Should the beneficiary elect to foreclose by advertisement and hen after default at any time prior to live days before the date set by rustee for the trustee's sale. The granter or other person so privileged
erly hereinbelore described, as well as the grantor, shall be bound to the same extent that they are bound for the payment of the obligation herein described, and all such payments shall be immediately due and payable with out notice, and the nonpayment thereol shall, at the option of the boneliciary, render all sums secured by this trust deed immediately due and payable and constitute a breach of this trust deed.	DRS 86.760, may pay to the beneficiary or his successors in interest, re- ively, the entire amount then due under the terms of the trust deed and bilgation secured thereby (including costs and expense actually incurre inforcing the terms of the obligation and trustee's and attorney's fees no under the secured the under the terms of the secure terms of the secure terms of the obligation and trustee's and attorney's fees no
out notice, and the nonpayment thereof shall, at the option of the beneficiary, render all sums secured by this trust deed immediately due and payable and constitute a breach of this trust deed.	seeding the amounts provided by law) other than such portion of the ipal as would not then be due had no default occurred, and thereby he default, in which event all foreclosure proceedings shall be dismissed he trustee.
6. To pay all costs, tees and expenses of this trust including the cost	14. Otherwise, the sale shall be held on the date and at the time blace designated in the notice of sale or the time to which said sale e postponed as provided by law. The trustee may sell said property ei n one parcel or in separate parcels and shall sell the parcel or parcel write to the bidden bidden for the parcel.
of tille search as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation and trustee's and attorney's less actually incurred. 7. To appear in and delend any action or proceeding purporting to	the function to the induces blacer for cash, payable at the time of sale. It hall deliver to the purchaser its deed in form as required by law conve he property so sold, but without any covenant or warranty, express or lived. The residue in the deed of one metters of the the bold he conclusion.
action or proceeding in which the beneliciary or trustee may appear, including any suit for the foreclosure of this deed, to pay all costs and expenses, in- cluding evidence of title and the beneliciary's or trustee's and expenses; the	it the truthfulness thereof. Any person, excluding the trustee, but inclu he grantor and beneficiary, may purchase at the sale. 15. When trustee sells pursuant to the powers provided herein, tru
amount of attorney's fee's mentioned "in "this paragraph 7-in all cases shall be fixed by the trial court and in the "event of an 'appeal from any judgment or lecree of the trial court, grantor further agrees to pay such sum as the ap- pillate court shall adjudge (resonable as the beneficiary's or trustee's attor-	hall apply the proceeds of sale to payment of (1) the expenses of sale, luding the compensation of the trustee and a reasonable charge by trus itorney, (2) to the obligation secured by the trust deed, (3) to all per aving recorded liens subsequent to the interest of the trustee in the t ord as their interest may anome in the order of the trustee of (3).
ney's fees on such appeal. I is mutually agreed that: 8. In the event that any portion or all of said property shall be taken	ied as their interests may appear in the order of their priority and (4) urplus, if any, to the grantor or to his successor in interest entitled to urplus. 16. For any reason permitted by law beneficiary may from time
right, it, it so elects, to require that all or any portion of the monies payable is compensation for such taking which are in excess of the amount required o pay all reasonable costs, expenses and attorney's less necessarily paid or	The appoint a successor of successors to any frustee named herein or to accessor frustee appointed hereunder. Upon such appointment, and will onveyance to the successor frustee, the latter shall be vested with all to overs and duties conferred upon any trustee herein named or exposi-
ipplied by it first upon any reasonable costs and expenses and attorney's lees, both in the trial and appellate courts, necessarily paid or incurred by bene- liciary in such proceedings, and the balance applied upon the indebtedness	ercunder. Each such appointment and substitution shall be made by wri istrument executed by beneficiary, containing reference to this trust or nd its place of record, which, when recorded in the ollice of the Coo lerk or Recorder of the county or counties in which the property is situa
ind execute such instruments as shall be increasing in obtaining such com- sensition, promptly upon benelicity's request to the state of the second s	17. Trustee accepts this trust when this deed, duly executed cknowledged is made a public record as provided by law. Trustee is bliated to notify any narty herein of pending sale under any other day
indosterment (in case of full reconveyances, for cancellation), without affecting the liability of any person for the payment of the indebtedness, trustee may	
NOTE: The Trust Deed Act provides that the trustee hereunder must be either on a toro or sovings and loan association authorized to do business under the lows of Oregon property of this state, its subsidiaries, affliates, agents or branches, the United States	us or of any action or proceeding in which grantor, beneficiary or tru hall be a party unless such action or proceeding is brought by trustee.

19128 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-lor 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 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. t (de CHOVDE E. BARNES * 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 Art is not required discreard this notice. James BARNES SUE в. with the Act is not required, disregard this notice. (If the signer of the above is a corporation, use the form of acknowledgment opposite.) (ORS 93.490) - A. J.) 85. STATE OF OREGON, County of STATE OF OREGON,) ss., *19*..... County of Klamath Personally appeared November 9 19 84 who, each being first Personally appeared the above named. duly sworn, did say that the former is the Cloyce E. Barnes and Sue B. Barnes president and that the latter is the 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 behalt 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: loore (OFFICIAL Notary Public for Oregon SEAL)) My commission expires: My commission expires: То REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. 5.1 1.83 Trustee TO: 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: STATE ST Koutheaster] Beneticiary t geras 144 S . Ap sproop as Do not lose or destroy this Trust Dood OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before reconveyance will be made. separation to the Real-. . ÷ ;7 0£ 1992 TA THE MEAN OF THE STATE OF OREGON, NAL TER TRUST DEED County of Klamath ss. (FORM No. 881-1) I certify that the within instru-LAW PUB. CO. ment was received for record on the 01.0000000 ment was received for record on the 9th day of November 19 84, at 3:11 o'clock ^P M., and recorded in book/reel/volume No. M84 on page 19127 or as document/fee/file/ instrument/microfilm No. 43084 e e SPACE RESERVED Grantor FOR RECORDER'S USE instrument/microfilm No. 11 Record of Mortgages of said County. Witness my hand and seal of Beneliciary aldri Chall County affixed.

AFTER RECORDING RETURN TO KCTC - Collection # Fee: \$8.00 Index: \$1.00