FORM No. 881-Oragon Trust Dood Sories-TPUST DEED. AITU-17314-15		STEVENSINESS LAW PUBL SHING CO., PORTLAND, OR \$7204	
43938	TRUST DEED	Vol. N& Page	20561
THIS TRUST DEED, made this SUSAN L. MILLER	the day of	November	, 19. ⁶¹ , between

as Grantor. MOUNTAIN TITLE CC., INC.

...., as Trustee, and

CLARENCE H. NEWHALL

as Beneficiary,

Ξ:

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property Klamath County, Oregon, described as: in .

All that portion of Lot 12 in Block 7 of LAXENILE ADDITION to the City of Klamath Falls, Oregon, according to the buly recorded plat thereof on file in the office of the County Clerk of Klamath County, Stegon described as follows: Beginning at the Northwest corner of said Lot 12; thence North 63° 15' East, along the most northerly line of said Lot 12, 55 feet; thence South 6° 45' Mast, parallel to the Westerly line of Lewis Ct., 60 feet to the Southerly line of said Lot 12; therce South 63° 15' West, along the Southerly line of Lot 12, 5 feet to the Southwest corner of said Lot 12; thence North 6° 4.5' Mest along the Westerly line of said Lot 12, 50 feet to the point of hardman.

LOU 11; THERDE NOTA DO 4.0 SETU ALORE THE ADDERLY LINE OF DAIA LOU 12, SO FEET TO THE point of beginning.
THIS TRUCT TEED TO AN ALL O SUPPORT TEED AND TO FRING SECOFFEE SECOND AND SUPPORT TO A REAL EXTATE CONTRACT IN FAVOR OF SUPPE M. UNDE AND THELMA FUND, UNDEAND AND WIFE. ** doe below together with all and singular the teners, hereditements and apputtenances and all other rights thereinto belonging or in any use now or hereafter appertaining, and the teners, issues and profits thereof and all insures for on becalter attached to rused in connec-tion with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of granter herein contained and payment of the sum of UNIE THOUSAND WINE HUNDRED AND NO. 110

note of even date berewith, pavable to bereficiars or order and made by grants, the final payment of principal and interest bereof, if

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NOTE: The Trust Deed Act provides that the trustee horeunaer must be either an attainey what's an artive member of the Cregon State Bar, o cane, triat, proprior surings and loan asso at an all horizon to blackes under the clear of the Cregon or surings and loan asso at an all horizon to blackes, order the clear of the clear or the interpret of the state that are property of this state, its subsidiaries attoards, clear to changes, the united States or any agen y thereat, or an exclow agent cleares under CPS but bud blackes.

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 Real Estate Contract recorded Avgust 20, 1076 is Volume Value

Real Estate Contract recorded August 10, 1975, in Volume X75, rage 123-3, Microfilm Records of Klamath County, Fregon in favor of Clyle M. Nume and Thelma Hume, Mucbani and wife, as Vendors, which the Beneficiary herein agrees to hold Grantor harmless therefrom and that he will warrant and forever defend the same against all persons whomsoever.

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 main the holder and owner including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In convising this deed and whenever the context so requires, the masculing guider includes the lemining and the neuter, and the singular number invitides 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 Ne. 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 Ne. 1306, or equivalent. If compliance with the Act is not required, disregard this notice. X SLOW, I Miller (If the signer of the above is a corporation, use the form of acknowledgment separate) STATE OF OPEODA Cal. forming County of Manual Elarce 38. STATE OF GREGON, County of) #5 . 19 Personally appeared Personally appeared the above named SUSAN L. MULLER who, each being first duly sworn, did say that the former is the 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 behalf of said corporation by authority of its loard of directors, and eich of them acknowledged said instrument to be its voluntary act be direct. and acknowledged the foregoing instruher ment to be veluntary act and deed Before me; Before me Patricia / Varia Conta (OFFICIAL SEAL) Notary Public for Owgan Call form Notary Public for Oregon (OFFICIAL SEAL) My commission expires: June 17 19581 My computation expires OFFICIAL SEAL PATRICIA MARIE CORTES NOTARY PUBLIC - CALIFORNIA REQUEST FOR FULL RECONVEYANCE SANTA CLARA COUNTY My comm. expires JUN 17, 1988 To be used only when abilinations but 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 tully paid and satisfied. You bereby 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 Beneticiary not lose or destroy this Trust Dred OR THE MOTE TRUST DEED STATE OF OREGON, (FORM No. 841) ATELENS NESS LAW PUE CO. P. -**S**5. County of I certify that the within instrument SUSAN L. MILLER of . , 19....., M., and recorded. ar o'clock in book/reel/volume No. ACE RESERVED Grantoson CLARENCE H. NEWHALL FOR page_ or as fee/file/instrument/microlilm/reception No..... RECORDER S USE Record of Mortgages of said County. Beneticiary Witness my hand and seal of County affixed. AFTER RECORDING RETURN TO MOUNTAIN TITLE CO., INC. · · · · · · · · · · NAME TITLE 4 By Deputy -----

20563

EXHIBIT ":"

This Trust Leef is an "All Inclusive Trust Weef" only is second and suborlinate to the Feal Estate Schtract & W. f. propried intel Addit ", 1976, and recorded Addust 10, 1976, in Televie MF, part 1994, Mior filt Records of Klamath Schuty, resch, in favor of Style M. Hume and Thelms Mare, husband and wife, as Vendors. The Vendee War Schutch M. Wilcon, a Schule man, who subservently accigned to Schutche H. Sewhall, a single man by Assignment of Schutact latel March 16, 1977, and recorded March 5, 1977. page 5276, Microfilm Federic of Marath Schuty, Sregth.

Clarence H. Newhall, Senericiary herein agrees to fay, when hue, all payments due upon the call Feal Estate Contract in favor of Clyde M. Hume and Thelma Hume, husband and wife, and will save Frantor Herein, Cusan L. Miller, carmless therefrom.

Chould the call Beneficiary herein default in making any rayments due upon said prior lead Estate Contract, Grantur herein may make call delicquent payments and any cums so raid by Grantur herein shall then be or lited upon the sums next due upon the Note secured by this Trust Devi-

STATE OF OREGON,) County of Klemath) Filed for record at request of

Jecelaber D. 19 t. cay of_ on this _ M. and du o'e sek <u>in</u> : :1! at. ort, alles recorded in Non. EVELYN BIEHN, County Clerk Page. By Am print Deputy