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24744 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. purposes. 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. It 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. TERROR. HEREOR. is Enterron ret he lying the day and year best shown waters For LD Correct Multiply is applicable and the anti-structure relation for LD Correct Multiply is applicable and the anti-structure is a predictor construction of the defined — the Trethin-London Rad Let. Seguither I the beneficiary MUST cancely with the Act and Regulation by making inquired disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Stevans-Ness Form No. 1005 or equivalent if this instrument is NOT to be a first lien, or is not to finance the exclusion of a dwelling use Invens-Ness Form No. 1006, or equivalent; if compliance with the Act is not required, diargard this notice. Com le Marchaun Hulya Wowhaws HILGA DUCHAMAR (If the signed of the above is a corporation, use the form of colored ediment caposite (243 12 442 STATE OF OREGON. STATE OF OREGON, County of 2 55. County of)) 13. . 19 . 19 Personally appeared Personally appeared the above named and who, each being first duly sworn, eld lay that the former is the president and that the latter is the secretary of CAT. NO. NN00627 TO 1944 CA (1-83) instrument is the it was signed and ward of directors; its voluntary act TICOR TITLE INSURANCE (Individual) STATE OF CALIFORNIA ss. COUNTY OF Sal (OFFICIAL SEAL) ĿŬ 128,1984 On 1non 1.11 before me, the undersigned, a Notary Public in and for CAMILLE MOUCHAWAR said State, personally appeared _ , personally known to me or proved to me on the basis of satisfactory evidence to be the person____whose name _____is ____ subscribed to the within instrument and acknowledged that he exe-OFFICIAL SEAL cuted the same. MARGARET EROWN WITNESS my hand and official seal. A CONTRACT AND A CONTRACT A CONTRACTACT A CONTRACTACT A CONTRACTACT A CONTRACTACT A CONT s secured by said inder the terms of delivered to you Signature Margaret Pracos aid trust deed the (This area for official notarial seal) CAT. NO. NN00627 TO 1944 CA (1-83) TICOR TITLE INSURANCE (Individual) STATE OF CALIFORNIA COUNTY OF Des -} ss. On Alec 28,1954 1m her before me, the undersigned, a Notary Public in and for said State, personally appeared_ HELGA MOUCHAWAR śs. , personally known to me or proved to me on the basis of satisfactory evidence to be within instru-1 the person___whose name___IS___ subscribed to the record on the within instrument and acknowledged that She___exe-. 19 OFFICIAL SEAL cuted the same. , and recorded MARGARET EROVIN WITNESS my hand and official seal. Notory Public - Colifornia FRINCIPAL OFFICE IN 00 iment/lee/file/ MY COMMISSION EXP RES APRIL 21, 1 Signature Margaret ' said County. t and seat of (This area for official notarial scal) 6.... ---------Bÿ Deputy

EXHIBIT "A"

Real property situated in the County of Klamath and State of Oregon, described as follows:

Oregon, described as follows: All of Blocks 8 and 9 and Loos 1, 2, 3, 4 and 8 in Block 10 of vacated Fairfieldsituated in SERGW. Section 5, Township 79 Joach, Eange 9 East of the Willamotte Meridiar, in the County of Flanath, State of Oregon. All of the vacated alleys running through said blocks 8 and 9; all of vacated Heather (Sunrise) Street lying between Blocks 8 and 9; all of the North half of vacated Elk (Ailca) Avenue between Green Springs Drive and Lilac (Mesterson) Street; the West half of vacated Lilac (Kesterson) Street adjoining Block 9 and the North half of vacated Elk Avenue; and the East half of vacated Lilac (Kesterson) Street adjoining Lots 1, 2, 3, 4 and 5 in Block 10; all

TOGETHER WITH easement for a road right of way upon and across the Southerly 30 feet of vacated (Elk) Ails: Street from Greensprings Highway Easterly to the Easterly boundary of vacated Kesterson Street, all in Fairfield Addition, in the County of Klamath, state of Oregon.

EXHIBIT A

ADDENDUM TO

ALL-INCLUSIVE DEED OF TRUST

DATE:

December 27, 1984

GRANTOR:

BENEFICIARY:

CAMILLE MOUCHAWAR and HELGA MOUCHAWAR, Husband and Wife as Joint Tenants

GABRIEL CATALOGNE and NOREEN CATALOGNE, as to an undivided 31.817; FRANK T. McCAMBRIDGE and VIRGINIA N. McCAMBRIDGE, as to an undivided 22.73%; JOSEPHINE SUMMERS, as to an undivided 22.737; and EUGENE C. WIEHE, as to an undivided

The terms and provisions of this Addendum, executed concurrently with the All-Inclusive Deed of Trust on the above date, are hereby incorporated by reference in said All-Inclusive Deed of Trust as being a part thereof as though set forth therein

To the extent that the terms and provisions of 2. this Addendum are inconsistent with the terms and provisions of the All-Inclusive Deed of Trust, then the terms and provisions of this Addendum shall control.

3. The within All-Inclusive Deed of Trust is subject to the deeds of trust described in Exhibit "1" annexed hereto and by this reference fully incorporated herein.

4. Grantor agrees that in the event that the payment of an installment of the note secured by this All-Inclusive Trust Deed becomes in default, it would be impractical or extremely difficult to fix the actual damages resulting therefrom to the Beneficiary. Grantor therefore agrees that if the default is of more than ten (10) days duration, the Grantor shall pay Beneficiary the sum of five percent (5%) of the installment in default as liquidated damages, and not of the penalty, to compensate Beneficiary for the expense of adminis-tering the default.

Should Grantor sell, bargain, convey, transfer or otherwise alienate the title to the herein described property which is the subject of the All-Inclusive Deed of Trust the Beneficiary, his assigns or successors must first approve the credit, in accord with current commercial standards, of any subsequent purchaser, but Beneficiary agrees that such approval will not be unreasonably withheld. If credit approval is not first obtained, the Beneficiary, his assigns or successors may declare all sums hereunder immediately due and payable.

GRANTOR:

Houchawar 1

CATA4263/N2

Page 1 of Exhibit B

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	Constrained and official seals Signature Magaad Ma

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Page 2 of Exhibit B

CATA4263/N2

BENEFICIARY:

GABRIEL CATALOGNE

Morren Catalogue

FRANK T. MECAMBRIDGE

VIRGINIA N. MCCAMBRIDGE

JOSPEHINE SUMMERS

EUGENETC. WIEHE

		21752	•
AT. NO. NN60627 0 1944 CA (1-83) Individual) STATE OF CALIFORNIA COUNTY OF LOS ANGELES On <u>Alize, 2 C 1951</u> suid State, personally appeared <u>GABR</u>	before me, the und	Ersigned, a Notary Public in and	
proved to me on the basis of satisfactory the personwhose nameiS_su within instrument and acknowledged tha cuted the same. WITNESS my hand and official seal. SignatureAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	bscribed to the t <u>he</u> exe	CSECTAL SEAL WARGARET EFOMN FEINCIFA, OFFIE N LOS AVELTS COUNTY AMULTION EXCITES APRIL 21, 1987 (This area for official potarial scal)	
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(Individual) STATE OF CALIFORNIA COUNTY OF LOS ANGELES On <u>Alig r. 20 190</u> said State, personally appeared, personally proved to me on the basis of satisfact the personwhose name <u>is</u> within instrument and acknowledged cuted the same. WITNESS my hand and official seal. Signature <u>Y</u>	before me, the NOREEN CATALOGNE krown to me or tery evidence to be subscribed to the that <u>Silp</u> exc.	CTPICIAL SEAL MATCARET EFO.MIT MATCARET EFO.MIT MATCARET EFO.MIT MATCARET EFO.MIT MATCARET EFO.MIT MATCARETORIES AFFIL ST. MIT (This area for official potanial real	
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EXHIBIT "1"

May 16, 1971 \$200,000.00

Corporation

Book M-71, Page 4805

May 24, 1981

Promissory note reflecting an indebtedness of the amount stated herein secured by Deed of Trust:

Date: Amount: Mortgagor:

Mortgagee:

Recorded: Instrument No:

Assigned by Instrument:

Recorded: Book: To: October 14, 1982 M-82, Page 13748 Benj. Franklin Federal Savings and Loan Association

H. Dean Mason and Joan C. Mason, husband and wife, and Leonard E. McLaughlin, also known as Leonard E. McLoughlin and Darlene

McLaughlin, husband and wife Equitable Savings and Loan

Association, an Oregon

The unpaid balance of said promissory note as of December 21, 1984, is \$147,990.12.

CAT. NO. NN00627 TO 1944 CA (1-83)

STATE OF CALIFORNIA

(Indiv dual)

M TICOR TITLE INSURANCE

COUNTY OF LOS ANGELES SS. On <u>111, 39, 1954</u> before me, the undersigned, a Notary Public in and for said State, personally appeared <u>VIRGINIA N. MCCAMBRIDGE</u>

to the second

proved to me on the basis of satisfactory evidence to be the person____whose name______subscribed to the within instrument and acknowledged that <u>______</u>executed the same. WITNESS my hand and official seal.

Signature Margaret Braux

CEFICIAL SEAL MARGARET EROWN ALTER PLATE - Containing FRINCIPAL CARDON PL LOS ANCELES COUNT N'EXPURCS AFRIC DU ν÷. SE.

(This area for official notarial seal)

	(Individual)
	STATE OF CALIFORNIA COUNTY OF LOS ANGELES SS.
1	On <u>1412 28 1984</u> said State, personally appeared <u>EUGENE C. WIEHE</u>
	proved to me on the basis of satisfactory evidence to be the person_whose name_ <u>iss</u> _subscribed to the within instrument and acknowledged that <u>he</u> exe- cured the same. WITNESS my hand and official stal. Signature Marganet Praces
c	AT. NO. NND0527
т	(ndividual)
↓ · .	STATE OF CALIFORNIA COUNTY OF LOS ANGELES SS. On <u>Alec 29, 1999</u> before me, the undersgned, a Notary Public in and for said state, personally appeared <u>JOSEPHINE SUMMERS</u> proved to me on the basis of satisfactory evidence to be the person_whose name <u>is</u> subscribed to the within instrument and acknowledged that <u>She</u> exc- cuted the same. WITNESS my hand and official seal.
	Signature Indanganet Person
	Between TD'.
•	Tarmerst Mushants BK
) •4	Jüng BeachCA 90802 ATN Margare: Braun
12	Margaret Brann
	STATE OF OREGCN; COUNTY OF KLAWATH: se
	Filed for record acres with Co-
	this 31 day of the A.D. 19 84 at 1.46 o'clock P 114 and duly recorded in Val an Sul 5
	duly recorded in Vol. <u>M 54</u> of <u>mt</u> on Page <u>217.46</u> <u>f</u> 37 EVELYN BIEHN, County Clerk By <u>Cleant</u> <u>a</u>

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