

Parties: W. J. CHILDERS & CARMENA R. CHILDERS, Husband & Wife,
11823 Finley Court
Klamath Falls OR 97603

Grantor(s)
 (herein "Borrower")

Mountain Title Company
407 Main Street
Klamath Falls OR 97601

Trustee

State of Oregon, by and through the
Director of Veterans' Affairs

Beneficiary
 (herein "Lender")

A. Borrower is the owner of real property described as follows:

As described in the attached Exhibit "A" and by reference made a part hereof:

including all appurtenances, buildings, and existing or future improvements located thereon, and all fixtures and attachments thereto, all of which real property is hereinafter referred to as "Trust Property."

B. After changing the word "Borrower" to "Lender" in line 4 of paragraph VI on page 2, Borrower, Lender, and Trustee hereby expressly adopt and incorporate by this reference the entirety of the master form of Trust Deed recorded in the office of the county recording officer of the county in which Trust Property is located in the volume and at the page as follows:

County	Date of Record	Volume or Reel	Page	Fee No.
Klamath	12-1-82	M-82	16543	-----

C. Borrower is indebted to Lender in the principal sum of

\$ 47,400.00 (Forty-Seven Thousand Four Hundred and no/100----- DOLLARS), which indebtedness is evidenced by Borrower's Note of even date herewith (hereinafter "Note"), providing for payments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2005

and further evidenced by none

THEREFORE, to secure payment by Borrower of the indebtedness evidenced by the Note in strict accordance with the terms, including payment of the interest thereon, all of which terms of the Note are incorporated by this reference herein, and also in order to secure performance by Borrower of the covenants contained in the master form of Trust Deed recorded as indicated above, and in the Note covenanted by Borrower to perform, and also in order to secure repayments of any future advances, with interest thereon which may be made by Lender to Borrower, as well as any other indebtedness of Borrower to Lender which arises directly or indirectly out of the Note or this Trust Deed, Borrower hereby grants, bargains, sells and conveys to Trustee, in Trust, with power of sale, the Trust Property and presently assigns the rents, revenues, income, issues and profits therefrom to the Lender upon the terms set forth herein.

PROVIDED, HOWEVER, that until the occurrence of an event of default, as defined in the master form of Trust Deed recorded as indicated above, Borrower may remain in control of and operate and manage the Trust Property, and collect and enjoy the rents, revenues, income, issues and profits therefrom; and

PROVIDED, FURTHER, that if Borrower shall make all payments for which provision is made in the Note in strict accordance with the terms thereof and shall perform all of the covenants contained in the master form of Trust Deed recorded as indicated above, and shall make all payments due on any other indebtedness and shall perform all of the covenants contained in the Note, then Trustee shall execute and deliver to Borrower, without warranty, a reconveyance of the Trust Property.

PROVIDED, FURTHER, the unpaid balance of the indebtedness secured by this Trust Deed will become immediately due and payable in full upon the sale or other transfer of the Trust Property, or any portion of the Trust Property, to the second transferee after July 1, 1983 who is not the original borrower, surviving spouse, unmarried former spouse, surviving child or stepchild of the original borrower, or a veteran eligible for a loan under ORS 407.010 to 407.210 and Article XI-A of the Oregon Constitution.

BORROWER covenants and warrants that the Trust Property ^{is not} ~~is~~ currently used for agricultural, timber or grazing purposes.

IN WITNESS WHEREOF, Borrower(s) ha(s)ve caused this Trust Deed to be executed on the 28th day of May, 1985

P68416

LOAN NUMBER

W. J. Childers

BORROWER(S)

Carmena R. Childers

ACKNOWLEDGMENT

STATE OF OREGON)

ss.

County of Klamath)

Before me, a notary public, personally appeared the within named W. J. Childers

R. Childers

and acknowledged the foregoing instrument to be their voluntary act and deed.

Witness my hand and official seal the day and year last above written.

Pamela Spencer
 Notary Public for Oregon
 My Commission Expires: 8/16/88

RECORDING DATA

I certify that the within was received and duly recorded by me in

File/Record Book Page , on the day of , 1985
 By Deputy.

RETURN AFTER RECORDING TO:

Department of Veterans' Affairs
155 NE Revere
Bend OR 97701

PC/1b

7387

Q-18VY180T00

7853

Exhibit "A"

Lot 1, Block 2, PINE GROVE RANCHETTES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with the following described mobile home, which is firmly affixed to the property:

1984 Fuqua Northbrooke 792, 28 x 60 mobile home - Serial #8157.

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

on this 29 day of May A.D. 19 85
at 9:09 o'clock A M, and duly
recorded in Vol. 185 of Mortgages
Page 7857

EVELYN BIEHN, County Clerk

By *[Signature]* Deputy

Fee \$9.00

