

THIS SPACE PROVIDED FOR RECORDER'S USE.

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

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ATC 28543  
Name of Grantor Financial Services, Inc.  
Address 1060 Biddle Road

City and State Medford, OR 97501

on this 22nd day of July A.D. 19 85  
at 3:32 o'clock P M, and duly  
recorded in Vol. M85 of Mortgages  
Page 11615

EVELYN BIEHN, County Clerk

By Ann Smith DeputyFee \$5.00

## DEED OF TRUST

NAMES AND ADDRESSES OF ALL GRANTORS:		BENEFICIARY: C.I.T. FINANCIAL SERVICES, INC.		LICENSE NO.	
GRANTOR (1): <u>Martin Monty</u>		GRANTOR (2): <u>Violet M. Monty</u>		ADDRESS: <u>PO Box 1688, Medford, OR 97501</u>	
GRANTOR (3): <u>17922 Freight Road Lane Keno, OR 97627</u>		TRUSTEE: <u>Aspen Title Company</u>		BRANCH NO. <u>1270</u>	
ADDRESS: <u>17922 Freight Road Lane Keno, OR 97627</u>		ADDRESS: <u>600 Main Street, Klamath Falls, OR 97601</u>			
LOAN NUMBER	DATE DUE EACH MCNTH	DATE OF LOAN	Date Interest Charge begins to accrue if other than date of transaction	TOTAL OF PAYMENTS	NUMBER OF PAYMENTS
<u>13924543</u>	<u>24</u>	<u>07/19/85</u>	<u>07/24/85</u>	<u>\$ 35400.00</u>	<u>120</u>
DATE FIRST PAYMENT DUE	AMOUNT OF FIRST PAYMENT	OTHER PAYMENTS DUE EACH SUCCEEDING MONTH ON DUE DATE ABOVE	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	PRINCIPAL BALANCE
<u>08/24/85</u>	<u>\$ 295.00</u>		<u>\$ 295.00</u>	<u>07/24/95</u>	<u>\$ 18999.61</u>
AGREED RATE OF CHARGE: <u>...14.00... % per annum on the unpaid principal balance.</u>					

THIS DEED OF TRUST SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$ 35400.00

The words "you" and "your" refer to Beneficiary. The words "I," "me" and "my" refer to all Grantors indebted on the note secured by this Deed of Trust.

**DEED OF REAL ESTATE** To secure payment of a note which I signed today promising to pay you the above Principal Balance together with Interest Charge at the Agreed Rate of Charge shown above, and to secure all my future obligations to you, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, transfers and assigns the real estate described below and all improvements on the real estate to the above Trustee in trust, with power of sale. The real estate is located in Oregon, County of Klamath:

Lot 19, Block 26, FOURTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

\*\*\*aka 17922 Freight Road Lane, Keno, OR 97627\*\*\*

**TERMS AND CONDITIONS** The real estate described above is not currently used for agricultural, timber or grazing purposes.

**PAID IN FULL** If I pay the note secured by this Deed of Trust according to its terms, this Deed of Trust will become null and void.

**TAXES-LIENS-INSURANCE** I will pay all taxes, liens and assessments against the real estate and maintain insurance on the real estate in a form and amount satisfactory to you. You may pay any such tax, lien or assessment or buy such insurance in your own name, if I fail to do so. The amount you pay, with interest at the rate shown above, will be added to and become part of the obligation secured by this Deed of Trust.

**WRITTEN CONSENT** If I sell, convey, transfer, dispose of or further encumber the real estate or any part of it without first obtaining your written consent, then all amounts secured by this Deed of Trust will become due, if you desire.

**DEFAULT** If I default in paying any part of any obligation secured by this Deed of Trust or if I default in any other way, then all amounts secured by this Deed of Trust will become due, if you desire, when you so advise me. At your written request the Trustee will sell the property then subject to this Deed of Trust, as a whole or in separate parcels, as you wish, in accordance with the provisions of Oregon law in force at the time of sale. If the Trustee sells the property in separate parcels, he will do so in whatever order you direct at public auction to the highest bidder for cash, payable at the time of sale. The Trustee may postpone the sale of all or any part of the property by making a public oral announcement at the time and place of sale, and may continue to postpone the sale by making a public oral announcement at the time set by the preceding postponement. The Trustee will apply the proceeds of sale to all the debts then secured by this Deed of Trust and will apply any money which is left over to the person or persons legally entitled to it.

**APPOINTMENT OF TRUSTEE** At any time and for any reason you may, without the Trustee's or my permission, substitute a successor to the Trustee named in or acting under this Deed of Trust by means of an appropriate written instrument. When properly acknowledged and recorded in the office of the Recorder of the county where the real estate is located, that instrument will be conclusive proof of proper substitution of the successor trustee, who will have all the title, estate, rights, powers and duties of the former trustee.

**OBLIGATION OF PARTIES** This Deed of Trust inures to the benefit of and binds all parties involved, their heirs, legatees, administrators, executors, successors and assigns.

**EXTENSIONS AND MODIFICATIONS** Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this deed of trust will affect any other obligations under this deed of trust.

**WAIVER OF EXEMPTIONS** Each of the undersigned waives all marital rights, homestead exemption and all other exemptions relating to the above real estate.

THE UNDERSIGNED GRANTOR REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE UNDER THIS DEED OF TRUST BE MAILED TO HIM AT HIS ADDRESS SHOWN ABOVE.

## ACKNOWLEDGEMENT

Signature of Grantor

WITNESS

MARTIN MONTY

VIOLET M. MONTY

STATE OF OREGON

SS.

COUNTY OF JacksonThe foregoing instrument was acknowledged before me this 19 July 1985 at Medford, OR

(Date)

(Name(s) of Grantor(s))

Notary Public  
(Serial number)