join in excentifications attacting issue, ordinances wind thereof.
 join in excentificatory inay requires the information constraints, contained on proper public officers or searching agencies as may be your dividence of the provide and it continuous and on a your of the building of the provide and it continuous and your dividence of a mount on the least of an it beneficiary, with dividence of a dividence of the provide and it continuous and your dividence of the provide and it continuous and your dividence of the provide and it continuous and your dividence of the provide and it continuous and your dividence of a dividence of the provide and the providence of the provide and the providence of the

In above described real property is not currently used for agricu To protect the security of this trust deed, frantor agrees: and repair, not to compare and maintain said property in dood condition: and repair, not to compare address of the property. To complete or remove or promptly and in dood and workmalted descroyed thereon, and pay where all costs incurred therefor. To and restricted address address in the protection of the property with all laws ordinances, regulations, covenants, contain the complete or remove and restricted address of the property of the property with all laws ordinances, regulations, covenants, contain the content of the property, if the barbelicary so requests, of the proper public offices as wells as may be deemed desirable by the predicted and continuously maintain insurance on the buildings

of the successor frustee. 17. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not obligated to notify any party here of pending such as the second state of a trust or of any action or proceeding in which drantor, beneficiary or dend of shall be a party unless such action or proceeding is brought by trustee. NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the lows of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrew agent licensed under ORS 696,505 to 692,585.

surplus, it any, to the drantor or to his successor in interest entitled to such surplus. 16. Beneliciary may from time to time appoint a successor or success for so on the successor trustee appointed herein or to any dwithout consort on the successor inder. Upon such appointment, and without consort rustee appointed herein under. Upon such appointment, and without converse and during conference indication any trusteer in named by written instrumment each such by pointment which, when records in the motifade records of the county or counties of the successor trustee. This situated, shall be conclusive proof of proper appointment of the successor trustee.

the grantor and beneficiary, may person, excluding the trustee, but including 15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of the prosteer of (1) the expenses of sale, in-cluding the compensation of the frustee and a trusteel of the obligation of the obligation of the trustee and a trusteel of the supersus of sale, in-having recorded lines subsequent to the interest of the trustee in the trust aurplus, if any to the definition of the interest of the trustee in the frust surplus, if any, to the grantor or to his successor in interest entitled to such 16. Beneticiary may from time to the

together with trustee's and attorney's lees not exceeding the amounts provided by law. 14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which said sale may be possible of the time to the sale shall sale the sale property end on onparcel or in separate parcels and shall salt the parcel or parcels shall deliver to the purchaser its deed 'playable at the parcel or parcels at the recitals in the deed of any matters of last shall be conclusive prime of the trustee day purchase states and shall salt the parcel or the property so sold. Any person, escol fact shall be conclusive prime the grantor and beneficient. Any person est the sale. Irustee, but including 15. When trustee sells pursuant to the powers provided herein, trustee

the manner provided in ORS 86.735 to 86.795. 13. After the trustee has commenced foreclosure by advertisement and sale, and at any time prior of days before the date the truster conducts the sale, and at any time prior of days before the date the truster conducts and the default or delauits, other person so privileded by ORS 66.753, may cure sale, the drantor or any of the observed the data of a lailure to 66.753, may cure sale, and at any time prior of the default consists of a lailure to 76.753, may cure sums cured by the furthe default consist of a lailure to 76.753, may cure entire amount due at the time of the circle of the the default of the the data of the default occurred of the trust default being sured may be cured by tendering they other default that is capable of oblighting or trust defered by tendering they other default that is capable of oblighter on the trust defered in enformance relation of the default or together with trustees and attorney's tees not exceeding the amounts provided together with trustee, the sale shall be held on the date and at the time and the sums construction of the sale shall be held on the date and at the time and the sums construction of the sale shall be held on the date and at the time and the sums construction of the sale shall be held on the date and at the time and the sum of the sale shall be held on the date and at the time and the sale sale shall be held on the date and at the time and the sale sale shall be held on the date and at the time sale shall be held on the date and at the time sale shall be the sale shall be held on the sale shall at the time sale shall be held on the date and at the time sale shall be held on the date and at the time sale shall be held on the date and at the time sale shall be held on the date and at the time sale shall be held on the date and at the time sale shall be held on the date and at the time sale shall be held on the date and at the time sale shall be held on the date and at the time sale shall be held on

whurah, timber or grazing purpose.
(a) consent to the making of any map or plat of said property: (b) join in subordination or other adjectment allocting this devices: (c) ioin in any testificition thereone: (c) ioin on other adjectment allocting this devices (c) ioin in any testificities and the property without warries the device any and of the property is the other adjectment is there of the adject any matters or have be deviced as a full of the property in the other adject and the interface of the adject any set of the property of the property without warries thereof. Trustee sets for any of the adject any adject any set of the property of the other adject any test of the adject any set of the adject adj

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connec-for THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of THIRTY SEVEN THOUSAND SEVEN HUNDRED AND NO/100-(\$37.700.00) 

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Lot 21, Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES OF OREGON, LTD., in the County of Klamath, State of Oregon.

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

as Grantor, ASPEN TITLE & ESCROW, INC., an Oregon Corporation RAYMOND E. WIELAND and JANET C. WIELAND, husband and wife, with full rights of as Trustee, and

as Beneficiary,

survivorship

THIS TRUST DEED, made this 19th day of Febru CLYDE A. HALSTFAD and PERSY V. HALSTFAD, husband and wife

58579

EORM No. 881-Oregon Trust Deed Series-TRUST DEED. ATC-B-29646

· LSG: STRUST DEED

V Page

...., 19<u>86</u>, between

194000

3228

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 frust deed are: (a)\* primarily for 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 purposes. 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, execut-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 feminine 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. \* 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-I-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 of a dwelling use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act is not required, disregard this notice. · · · · · lak ad STATE OF OREGON, County of Klamath STATE OF OREGON, County of. February 20 Personally appeared the above named. ....., 19.86 Clyde A. Halstead and Peggy V. ....., 19<u>.</u>..... Personally appeared ..... ·····.) 88. Halstead duly sworn, did say that the former is the..... president and that the latter is the..... and the second s A LAS 1 ÷... secretary of ..... ment teste thed interview of the foregoing instru-voluntary act and deed (OFFIOMIL - MILAGE - 100 a corporation, and that the seal attixed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed and sealed in behall of said corporation by authority of its board of directors; and deach of them acknowledged said instrument to be its voluntary act Before me. (OFFTOTAL SEAL) Notary 1 ablic for Oregon 100 My commission expires: 6 - 2/-88 Notary Public for Oregon My commission expires: (OFFICIAL SEAL) REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. TO: The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said The undersigned is the legal owner and noiser of all indeptedness secured by the foregoing trust deed. All sums secured by said frust 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 ourseast to statute to cancel all avidances of indebtedness secured by said trust deed fushich are delivered to you trust deed nave been tuity paid and satistico. You nereby 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 indebiedness secured by said trust deed (which are delivered to you becomists for the most finite trust deed) and to recoming without were not in the mostion desidented by the terms of and there doed to be the said trust deed (which are delivered to you 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 DATED: De net less or destroy this Trust Dood OR THE NOTE which it socures. Both must be delivered to the trustee for cancellation before reconveyance will be mai TRUST DEED (FORM Ne. 881) STEVENS-NESS LAW PUB. CO., PORTL

STATE OF OREGON, Clyde A. Halstead County of ..... Klamath... I certify that the within instrument SS. ....Peggy V. Halstead was received for record on the ... 25thday Raymond E. Wieland ....., 19...86, SPACE RESERVED FOR Janet C. Wieland RECORDER'S USE ment/microfilm/reception No. 58579 ..., Beneficiary Record of Mortgages of said County. AFTER RECORDING RETURN TO ASPEN TITLE & ESCROW, INC. Witness my hand and seal of Collection Department County affixed. .Evelyn .. Biehn, ... County ... Clerk Fee: \$9:00 page Pan By .... TITLE A. 2. 1 Deputy