		A THE STEVENS NESS LAW PUBLIS	HING CO. PORTLAND. OR. 97204
FORM No. 881-1-Oregon Trust Deed Series-TRUST DEED (Lee Sideond		08 7213 🏵
°° 60750	TRUST DEED		OUNTOC JELE
UV JO	25thday o	f April April	, 198.b; between
C 60758 THIS TRUST DEED, made thi	IS	PRICE	
JERRY LEE PR	ICE and MARY E.	PRICE	, as Trustee, and
THE AND THE COUNTY	<u>чертьр. сожи</u> ение …		
EDWARD A. ME	DINA and/or ROS	E MARIE MEDINA	
as Beneficiary,	WITNESSEI	to trustee in trust, with power	of sale, the property
as Beneficiary, Grantor irrevocably grants, bar in <u>Klamath</u> Cour	gains, sells and conveys nty, Oregon, described as	s:	
All of Tract 74 and the Gardens,, according to th of the County Clerk of K	South 20 feet of e official plat lamath County, (thereof on file in a	
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an and an end of the second		ş • ·	
note of even date herewith, payable to ber	USAND THREE HUNI Deticiary of order and made h April 25 with this instrument is 1	each agreemen of granned 45, DRED EIGHTEEN and 45, Ilars, with interest thereon according by grantor, the final payment of prin 19.88 he date, stated above, on which the	/1005
The date of maturity of the debt set becomes due and payable.	not currently used for agriculture	i, timber or grazing purposes	plat of said property: (b) join in triction thereon; (c) join in any

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(a) consent to the making of any map or plat of said property; (b) join in any granning any easternet or creating any restriction thereon; (c) join in any granning any easternet or creating any restriction thereon; (c) join in any mathematic or or the inter or charge subordination or other agreement allecting this deed or the line or charge subordination or other agreement allecting this deed or the line or charge subordination or other agreement allecting this deed or the line or charge subordination or other agreement allecting this deed or the line or charge subordination or other agreement allecting this deed or the line or charge subordination or other agreement allecting this deed or the line or charge statuet in the truthulness thereoi. Trustee's lees lor any of the secondary the industry and this paragraph shall be not less than \$5.
(i) Upon any delault by grantor hereunder, beneticiny may at any pointed by a court, and without regard to the adequazo of any security for pointed by a court, and without regard to the adequazo of any security for pointed by a court, and without regard to the adequazo of any security for industry and thereol, in its own name sue or othwise collect the rents. Including those past due and unpaid, and apply the same, lists and erponses of operation and callection, including thesenable attorney's less upon any indebtedness secured hereby, and in such order as benericicary may determine.
11. The entering upon and taking possession of asid property, the rollection of such rents, issues and prolits, or notice of delaut hereunder or invalidate any act done upstatue to notice.
12. Upon delaut by grantor in payment of any indebtedness secured hereunder, the beneliciary may at done this beneficiary and spreement hereunder, the here here any act done ways and instruct here by immediately due and payable. In such and here thereby a market is be recorded to screase the trustes to hereicas the strust and edevent the beneliciary athis delection may proce

hereby whereupon the trustee shall lix the time and place of sale, give notice thereof as then required by law and proceed to loreclose this trust deed in thereof as then required by law and proceed to loreclose this trust deed in the manner provided in ORS 86.735 to 86.795. I. 3. Alter the trustee has commenced loreclosure by advertisement and sale, and at any time prior to 5 days below the date the trustee conducts the sale, and at any time prior to 5 days below the date the trustee conducts the sale, and the grantor or any other person so privileged by ORS 86.751, may cure sale, the grantor or any other person so privileged by ORS 86.751, may cure sale, the grantor or any other person so privileged by ORS 86.751, may cure the delault or delaults trust deed, the delault may be cured by paying the sums secured by the delault consists of a failure to pay, when due, the delault of delault occurred. Any other required under the being cured my be cured by tendering the performance required under the being cured my be dured by tendering the performance required under the delaults, the process and attract the time of the cure shall pay to the delault or the time of the cure shall pay to the beneficiary all costs delaults, the process and attorney's less 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 shall deliver to the purchaser its deed in form as required by law conveying shall deliver to the purchaser its deed in form as required by law concering the shall deliver to the purchaser its due to pay on, excluding the trustee, but including the drantor and beneficiary, may purchase at the sale. 15. When trustsee sales purchase the the sale. 15. When trustsee sales purchase the as and the trusthuleness thereof. Any person, excluding the trustee, but including the drantor interests may appear in the order of their priority and (4) the deed as it any, to the grantor or to his succes

of the successor trustee. 17. Trustee accepts this trust when this deed, duly executed and acknowledded is made a public record as provided by law. Trustee is not acknowledded is made a public record as provided by law. Trustee obligated to notily any party hereto of pending sale under any other deed of obligated to notily any porceeding in which grantor, beneficiary or trustee trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

NOTE: The Trust Deed Act provides that the trustee here under 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 escraw agent licensed under ORS 696.505 to 696.585. in a st

7214 It 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 Trust Deed in favor of Klamath First Federal Savings and Loan Association as Beneficiary, dated June 19, 1979, recorded July 6, 1979, in Volume M79 page 16040, Mortgage records of Klamath County, Oregon and that he will warrant and forever delend the same against all persons whomsoever. The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are: (a)* primarily for grantor's personal, family, household or agricultural purposes (see Important Notice below), (b) for an organisation, or (even it granter is a natural person) are for business or commercial purposes other than agricultural 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. In construing this deed and whenever the context so requires, the masculine gender includes the terminine 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-in-londing 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 lian to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent; of a dwelling use Stevens-Ness Form No. 1305, or equivalent. If this instrument is NOT to be a first line, or is not to finance the purchase with the Act is not required, disregard this notice. flerry nice LFE MARY E. PRICE (If the signer of the above is a corporation, use the form of acknowledgment opposite.) STATE OF OREGON, (ORS 93.490] County of Klamath STATE OF OREGON, County of April 28 , 19 86. Personally appeared the above named ..., 19...... Personally appeared Jerry Lee Price and Mary E. Price duly sworn, did say that the former is the.... and who, each being first president and that the lattor 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 board of directors; and each of them acknowledged said instrument to be its voluntary act Torractal Betorene -Torractal Betorene -Torractal Betorene -SEAD Notar Profic for Oregon Milit Day continission expires: 8/27/87 Notary Public for Oregon (OFFICIAL SEAL) My commission expires: REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been poid. TO: The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said, Trustee Ane undersigned is the legal owner and noncer in an inconcustors scoured by the integoing thus, used, an sums scoured by said trust 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 rust deed nave been tuny puid and satisfied. For hereby are anected, 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 DATED: **, 19**. iot lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be r TRUST DEED (FORM No. 881-1) STATE OF OREGON, I certify that the within instrument was received for record on the Grantor SPACE RESERVED in book/reel/volume No.....M86......on FOR page. 7213 Or as document/fee/file/ RECORDER'S USE instrument/microfilm No. .60758....... Record of Mortgages of said County. Beneficiary AFTER RECORDING RETURN TO Witness my hand and seal of Klamath County Title Co. County affixed. Collection # Evelyn Biehn, County Clerk Fee: \$9.00 By Bm Smith Deputy