17C-16561-1	STEVENS-NESS LAW PUBLISHIN
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TRUST DEED	Val Mig Fage

FORM No. 881—Oregon Trust Deed Series—TRUST DEED. 63844

PORTLAND, OR. 97204 12685

as Grantor, ______WILLIAM L, SISEMORE

RENATE LEOPOLD,

as Beneficiary,

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

Klamath......County, Oregon, described as:

A tract of land situated in the NW4 of SE4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the North line of Sunnyside Drive and the West line of the SEA; thence North along said West line 610.3 feet to the South line of DeWitt Street; thence East along said line 217 feet and 10 inches; thence South 610.3 feet to the North line of Sunnyside Drive; thence West along said line 217 feet and 10 inches to the point

TOGETHER WITH security interest in 1967 RICHS Housetrailer, Serial No. 28315, Title No.

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-tion with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the FOR THE PURPOSE. Thereard and 00/100 7530107843,

----Twenty-Four Thousand, and 00/100

Dollars, with interest thereon according to the terms of a promissory mote of even date herewith, payable to beneticiary or order and made by grantor, the final payment of principal and interest hereof, if

Ine above described real property is not currently used for agricult To protect the security of this trust deed, grantor agrees: 1. To protect, preserve and maintain said property in good condition and repair: not to remove or demolish any building or improvement thereon; 2. To complete or restore promptly and in good and workmanlike manner any building or improvement which may red therefor. 3. To complet any when due all costs incurrent thereon; 3. To complet any when due all costs incurrent therefor. 5. To comply with all laws, ordinances, regulations, covenants, condi-tions and restrictions altecting said property; if the beneliciary so requests, to icial Code as the beneliciary may require and to pay for liling same in the building of or offices, as well as the cost of all lien searches made poor public office or offices, as well as the cost of all lien searches made building officers or searching agencies as may be deemed desirable by the buildings.

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ural, timber or grazing purposes.
(a) consent to the making of any map or plat of said property; (b) join in any granting any casement or creating any restriction thereon; (c) join in any granting any casement or creating any restriction thereon; (c) join in any subordination or other agreement allecting this deed or the lien or charge thereol; (d) reconvey, without warranty, all or any part of the property. The grantine in any tecnory and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereol. Truster's lees for any of the truthfulness thereol. Truster's lees for any of the conclusive proof of the truthfulness thereol. Truster's lees for any of the services mentioned in this paragraph shall be not less than \$5.
10. Upon any delault by grantor hereunder, beneticiary may at any time without notice, either in person, by agent or by a receiver to be any technoly of the truthfulness there on therwise collect the rens, there upon and take possession of said property, the same sub or oblerwise collect the rens, insues and profits, including those past due and unpaid, and apply the same sub or oblerwise collect on there abonable attorney's lees upon any indebtedness secured hereby, and in such order as beneficiary may determine.
11. The entering upon and taking possession of asid property, the induction of auch rents, issues and profits, or the proceeds of lire and other insurance policies or compensation or avards for any taking or dannade of the any indebtedness secured hereol as aloresaid, shall nor cure of property, delault or notice of delault hercunder or invalidate any act done unsure and the application or release thereol any taking or dannade of the property, delault or notice.
12. Upon delault by grantor in payment of any indebtedness secured hereol any indebtedness secured in the proceeds of the and other any property, and the application or release thereol as aloresaid, shall nor cure or property, delault or notice.</l

property, and the application or release thereol as aloresaid, shall not cure or pursuant to such notice. 12. Upon delault by grantor in payment ol any indebtedness secured in the secure of any agreement hereunder, the beneliciary may may delaut all sums secure hereby immediately due and paybell. In such an even the beneliciary ark his election may proceed to forectose this trust deed by in equity as a mortgage or direct the trustee to forectose this trust deed in event and cause to be set real property to satisfy the obligations secured to be been real property to satisfy the obligation secured in the trustee shall fix the time and place of aller, give notice theread is a subscription of the trustee shall fix the time and place of aller, give notice theread is a subscription of the trustee shall fix the time and place of aller, give notice the trustee for the trustee shall theread in the maner provided in ORS 86.740 to 86.795. 13. Should the beneficiary elect to foreclose the date set by the trustee for the trustee's sale, the grantor or other persons on privileged by thrustee for the trustee's sale, the grantor or other persons on privileged by the tire default at any time for the trustee's and attorney's lees not exceeding the elevents provided by law. The truste and attore by a subscription of the privileged by the tire default is provided by law. The trustee and attore of and thereby cure cipial as would not then be due had no default occurred, and thereby either property so sold, but without any covenant of warranty, express a struster of a specific to cash, payble the sale shall be heid on the date and the prive shall deliver to the burcherser its deed in form as required by law. The trustee subscription of a sale row are provided by law other than such portion of the prime prior to the time to which haid sale may be and at the time of a sale of row enders the sale. The secure and thereby cure shall deliver to the burcherser its deed in form as tequired by rustee and the printy is the property so sold,

surplus, if any, to the grantor or to his successor in interest entitled to such 16. For any reason permitted by law beneficiary may from time to time appoint a successor or successors to any trustee named herein or to asy successor trustee appointed hereunder. Upon such appointment, and writer conveyance to the successor trustee, the latter shall be vested with all powers and duties conferred upon any trustee named or appointed hereunder. Each such appointment and substitution shall be made by writer instrument executed by beneficiary, containing reference to this trust deer and its place of record, which, when recorded in the office of the County and lis place of record, which, when recorded in the successor trustee the conclusive proof of proper appointment of the successor trustee and to notify any party hereto of pending sale under any other deex trust or of any action or proceeding in which fair, but on the successor trust or of any 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 excrow agent licensed under ORS 696 505 to 696.585.

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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 trust deed are: (a)* primarily for grantor's personal, family, household or agricultural purposes (see Important Notice below), (b) for an organization, or (even if grantor 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 feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hapehthe day and year jirst 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-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; if this instrument is NOT to be a first lien, or is not to finance the purchase of a dwelling use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act is not required, disregard this notice.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

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STATE OF OREGON,	STATE OF OREGON, County of	
June 19 86 .	Personally appeared and who, each being first	
Patrick M, Donart and Julie M. Donart husband and ville,	-	
ment to be their voluntary act and deed. (OFFICIAL Before me: Construction of the their would be the their before me: Construction of the their before the the the the the the the the the th	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 and deed. Hefore me:	
Notary Public for Oregon My commission expires: ////6/87	Notary Public for Oregon (OFFICIAL My commission expires:	

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

Trustee TO:

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured 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 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 estate now held by you under the same. Mail reconveyance and documents to

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DATED: ...

Beneficiary

De not less or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED (FORM No. 881) STEVENS-NESS LAW FUD. CO., PORTLAND, DRE.		STATE OF OREGON, County ofKlamath ss I certify that the within instrument
Grantor	SPACE RESERVED	was received for record on the21st day of
Beneticiary	FOR RECORDER'S USE	ment/microfilm/reception No63844 Record of Mortgages of said County. Witness my hand and seal of
AFTER RECORDING RETURN TO		County affixed.
Mountain Title Co. P. O. Box 5017		Evelyn Biehn, County Clerk
Klamath Falls OR 97601	Fee: \$9.00	By TAn South Deputy