

MTC-17889-K

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TRUST DEEDVol. M86 Page 20093THIS TRUST DEED, made this 5th day of November, 1986, between

KENNETH J. CLMSTEAD

as Grantor, MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY

RICHARD J. BARLOW and ROBERTA J. KOERTJE
as Beneficiary,

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in Klamath County, Oregon, described as:

Lots 3 and 4, Block 65 of Buena Vista Addition to the City of Klamath Falls, Oregon, except the Southerly 80 feet thereof, and also excepting a strip one foot in width off the Easterly end of side of said premises hereinbefore conveyed to City of Klamath Falls, Oregon, by the Klamath Development Company for Street purposes by deed recorded in Volume 46 at page 155 of Klamath County Deed Records.

****Additional provisions regarding assignment:** The Beneficiary herein agrees to allow the Grantor to assign his interest in this Trust Deed upon providing the Beneficiary a satisfactory credit report from the new purchaser. The Beneficiary will not unreasonably withhold written consent.

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in any way now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE OF each agreement of grantor herein contained and payment of the sum of THIRTY-NINE THOUSAND AND NO/100 Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable per terms of Note, 1986.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or herein, shall become immediately due and payable. ****see above for additional provisions regarding assignment**

The above described real property is not currently used for agricultural, timber or grazing purposes.

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, nor to commit or permit any waste of said property.

2. To complete or restore promptly and in good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor.

3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property, if the beneficiary so requests, to join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for filing same in the proper public office or offices, as well as the cost of all lien searches made by the beneficiary.

4. To provide and continuously maintain insurance on the buildings and such other hazards as the beneficiary may from time to time require, in an amount not less than full insurable value written in policies of insurance shall be delivered to the beneficiary as soon as insured; if the grantor shall fail for any reason to procure any such insurance and to deliver said policies to the beneficiary at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings, collected under life or other insurance policy may be applied by beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary the entire amount so collected, or not cure or waive any default, or notice of default hereunder or invalidate any act done pursuant to such notice.

5. To keep said premises free from construction liens and to pay all taxes, assessments, and other charges that may be levied or assessed upon or against said property before any part of such taxes, assessments and other charges become past due or delinquent and promptly deliver receipts therefor to beneficiary; should the grantor fail to make payment of any taxes, assessments, insurance premiums, liens or other charges payable by grantor, either by direct payment or by providing beneficiary with funds with which to make such payment, beneficiary may, at its option, make payment thereof, and the amount so paid, with interest at the rate set forth in the note secured hereby, together with the obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become a part of the debt secured by this covenants heretofore described, as well as the grantor, shall be bound to the same extent that they are bound for the payment of the obligation hereinafter described, and all such payments shall be immediately due and payable without notice, and the nonpayment thereof shall be a breach of the beneficiary, constitute a breach of this trust deed.

6. To pay all costs, fees and expenses of this trust including the cost of title search as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation and trustee's and attorney's fees actually incurred.

7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee, and in any suit, action or proceeding in which the beneficiary or trustee may appear, including the foreclosure of this deed, to pay all costs and expenses, including amount of attorney's fees mentioned in this paragraph 7 in all cases shall be decreed by the trial court and in the event of an appeal such sum as the appellate court shall judge reasonable as the beneficiary's or trustee's attorney's fees on such appeal.

8. It is mutually agreed that:

In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, if it so elects, to require that all or any portion of the monies payable as compensation for such taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and both in the trial and appellate courts, and the balance applied upon the indebtedness secured hereby; and grantor agrees, at its own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation, promptly upon beneficiary's request.

9. At any time and from time to time upon written request of beneficiary, payment of its fees and presentation of this deed and the note, for endorsement (in case of full reconveyances, for cancellation), without affecting the liability of any person for the payment of the indebtedness, trustee may

(a) consent to the making of any map or plat of said property; (b) join in any subordination or other agreement affecting this deed or the lien or charge thereon; (d) reconvey, without warranty, all or any part of the property, the grantee in any reconveyance may be described as the "person or persons legally entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustee's fees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver, be appointed by a court, and without regard to the adequacy of any security, the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees upon any indebtedness secured hereby, and in such order as beneficiary may determine.

11. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, the beneficiary may declare all sums secured hereby immediately due and payable. In such event the beneficiary at his election may proceed to foreclose this trust deed by advertisement and sale. In the latter event the beneficiary or the trustee shall execute and cause to be recorded his written notice of default and the trustee shall to sell the said described real property to satisfy the obligation secured hereby whereupon the trustee shall file the time and place of sale, give notice of 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 to 5 days before the date the trustee conducts the sale, the grantor or any other person so privileged by ORS 86.753, may cure the default or defaults. If the default consists of a failure to pay, when due, the entire amount due at the time of the cure other than such portion as would not then be due had no default occurred. A cure other than such portion as would not then be due may be cured by tendering the performance required under the obligation of trust deed. In any case, in addition to curing the default or defaults, the person effecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed 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 postponed as provided by law. The trustee may sell said property either in one parcel or in separate parcels and shall sell the parcels at public auction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including the compensation of the trustee and a reasonable charge by trustee's attorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

16. Beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, which, when recorded in the mortgage records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

17. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not bound to notify any party hereto of pending sale under any other deed or 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 laws 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 escrow 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 except Trust Deed dated November 5, 1986, recorded in Volume M86, page 20091, Microfilm Records of Klamath County, Oregon, in favor of MERIT E. SMITH, as Beneficiary 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 or household purposes (see Important Notice below), (b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, 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 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-Lending Act, and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, 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.)

STATE OF OREGON, County of Klamath. This instrument was acknowledged before me on November 19, 1986, by KENNETH J. OLMSTEAD. Notary Public for Oregon. My commission expires: 11/16/87.

STATE OF OREGON, County of Klamath. This instrument was acknowledged before me on November 19, 1986, by KENNETH J. OLMSTEAD. Notary Public for Oregon. My commission expires: (SEAL)

REQUEST FOR FULL RECONVEYANCE. 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 FOR THE BENEFIT OF RECEIVING RECONVEYANCE OF STOP ASSIGNMENT OF RECONVEYANCE. DATED and signed at Klamath, Oregon, this 19th day of November 1986. Beneficiary. Do not 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 made.

TRUST DEED (FORM No. 881) STEVENS-NESS LAW PUB. CO., PORTLAND, ORE. Kenneth J. Olmstead Grantor. Richard J. Barlowe & Roberta J. Koertj Beneficiary. AFTER RECORDING RETURN TO MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY. STATE OF OREGON, County of Klamath. I certify that the within instrument was received for record on the 5th day of November, 1986, at 12:29 o'clock P.M., and recorded in book/reel/volume No. M86 on page 20093 or as fee/file/instrument/microfilm/reception No. 67831, Record of Mortgages of said County. Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk. By Deputy. Fee: \$9.00

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STATE OF OREGON
OREGON STATE HEALTH DIVISION
DEPARTMENT OF HUMAN SERVICES
Vital Records Unit

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TYPE OR PRINT
IN PERMANENT
BLACK INK
FOR
INSTRUCTIONS
SEE
HANDBOOK

DECEDENT

IF DEATH
OCCURRED IN
INSTITUTION
SEE HANDBOOK
REGARDING
COMPLETION OF
RESIDENCE ITEMS

DISPOSITION

CERTIFIER

CONDITIONS
IF ANY
WHICH GAVE
RISE TO
IMMEDIATE
CAUSE
STATING THE
UNDERLYING
CAUSE LAST

CAUSE OF
DEATH

Local File Number
DECEASED - NAME: **Emmett W. HILL**
First Middle Last
RACE: **White** SEX: **Male** AGE - Last birthday (years): **60**
CITY, TOWN OR LOCATION OF DEATH: **Klamath Falls** HOSPITAL OR OTHER INSTITUTION - NAME: **946 Applewood St.**
STATE OF BIRTH (If not in U.S.): **Utah** CITIZEN OF WHAT COUNTRY: **U.S.A.** MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (specify): **Married**
SOCIAL SECURITY NUMBER: **532-20-9208** USUAL OCCUPATION (Give kind of work done during most of working life, even if retired): **Machinist** SPOUSE (IF MARRIED, WIDOWED): **Dorothy B. Hill**
RESIDENCE - STATE: **Oregon** COUNTY: **Klamath** CITY, TOWN OR LOCATION: **Klamath Falls** STREET AND NUMBER OR R.F.D.: **946 Applewood St.** ZIP: **97603**
FATHER - NAME: **John Emmett Hill** MOTHER - first middle last: **Eva - Hannah** (Maiden Name)
BURIAL, CREMATION, REMOVAL MAUS. (specify): **Burial** CEMETERY OR CREMATORY - NAME: **Klamath Memorial Park** INFORMANT - NAME and relationship to deceased: **Dorothy B. Hill, Wife**
FUNERAL SERVICE LICENSEE or person acting as such: **Q Hair's Funeral Chapel, Inc., Klamath Falls, Ore.** LOCATION: **Klamath Falls, Ore.**
NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print): **R. Rand Hale, M.D., 2584 Campus Dr., Klamath Falls, Ore. 97601** DATE SIGNED (Mo., Day, Year): **November 3, 1986** HOUR OF DEATH: **9:50 P.**
DATE RECEIVED BY REGISTRAR (Mo., Day, Year): **November 3, 1986** REGISTRAR: **Thomas E. Chavira**
PART I IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b) AND (c).)
(a) **Metastatic carcinoma** Interval between onset and death: **6 weeks**
(b) **Metastatic carcinoma of liver** Interval between onset and death:
(c) **hepatic failure** Interval between onset and death:
PART II OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not related to cause given in PART I (a)
ACCIDENT (Specify Yes or No) DATE OF INJURY (Mo., Day, Year) HOUR OF INJURY AUTOPSY (Specify Yes or No) WAS MEDICAL EXAMINER NOTIFIED (Specify Yes or No)
INJURY AT WORK (Specify Yes or No) PLACE OF INJURY - At home, farm, street, factory, office building, etc. (Specify) DESCRIBE HOW INJURY OCCURRED
DID HOSPITAL REPRESENTATIVE MAKE REQUEST FOR ANATOMICAL GIFT CONSENT? YES ☐ NO ☐ N/A ☒ LOCATION STREET OR R.F.D. NO. CITY OR TOWN STATE
RESERVED FOR REGISTRAR'S USE WAS GIFT MADE? YES ☐ NO ☐ N/A ☒

ORIGINAL-VITAL STATISTICS COPY

STATE OF OREGON
COUNTY OF **KLAMATH**

This certifies that the foregoing is a correct and complete transcript of a record of death on file with the **Klamath County Department of Health Services**.

MARIAN ACKERMAN, Registrar Vital Statistics
By **Thomas E. Chavira** Deputy Registrar
Date **November 3, 1986**

NOT VALID WITHOUT A RAISED SEAL OF THE KLAMATH COUNTY DEPARTMENT OF HEALTH SERVICES

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of **November** A.D., 19 **86** at **4:38** o'clock P. M., and duly recorded in Vol. **188** day **5th**
of **Deeds** on Page **20795**
FEE \$5.00
Ret. Dorothy Hill 946 Applewood St. Evelyn Biehn, County Clerk
By **Sam Smith**
Klamath Falls, Oregon 97603