

71284

SHORT FORM TRUST DEED Vol. 1780-K Page 2180

Parties:

James T. Breen and Margaret N. Breen Husband and Wife
1942 Carlson Drive
Klamath Falls OR 97603

Mountain Title Co.
PO Box 5017
Klamath Falls OR 97601

Grantor(s)
(herein "Borrower")

State of Oregon, by and through the
Director of Veterans' Affairs

Trustee

Beneficiary
(herein "Lender")

A. Borrower is the owner of real property described as follows:
Lot 6 in Block 1 of MOYINA MANOR, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

including all appurtenances, buildings, and existing or future improvements located thereon, and all fixtures and attachments thereto, all of which real
property is hereinafter referred to as "Trust Property."

B. After changing the word "Borrower" to "Lender" in line 4 of paragraph VI on page 2, Borrower, Lender, and Trustee hereby expressly adopt and
incorporate by this reference the entirety of the master form of Trust Deed recorded in the office of the county recording officer of the county in which Trust
Property is located in the volume and at the page as follows:

County	Date of Record	Volume or Reel	Page	Fee No.
Klamath	12-1-82	M-82	16543	

C. Borrower is indebted to Lender in the principal sum of
\$ 61,370.00 (Sixty-one thousand three hundred seventy & no/100-----DOLLARS),
which indebtedness is evidenced by Borrower's Note of even date herewith (hereinafter "Note"), providing for payments of principal and interest with the
balance of the indebtedness, if not sooner paid, due and payable on February 1, 2017
and further evidenced by none

THEREFORE, to secure payment by Borrower of the indebtedness evidenced by the Note in strict accordance with the terms, including payment of
the interest thereon, all of which terms of the Note are incorporated by this reference herein, and also in order to secure performance by Borrower of the
covenants contained in the master form of Trust Deed recorded as indicated above, and in the Note covenanted by Borrower to perform, and also in order
to secure repayments of any future advances, with interest thereon which may be made by Lender to Borrower, as well as any other indebtedness of
Borrower to Lender which arises directly or indirectly out of the Note or this Trust Deed, Borrower hereby grants, bargains, sells and conveys to Trustee, in
Trust, with power of sale, the Trust Property and presently assigns the rents, revenues, income, issues and profits therefrom to the Lender upon the terms set
forth herein.

PROVIDED, HOWEVER, that until the occurrence of an event of default, as defined in the master form of Trust Deed recorded as indicated above,
Borrower may remain in control of and operate and manage the Trust Property, and collect and enjoy the rents, revenues, income, issues and profits
therefrom; and

PROVIDED, FURTHER, that if Borrower shall make all payments for which provision is made in the Note in strict accordance with the terms
thereof and shall perform all of the covenants contained in the master form of Trust Deed recorded as indicated above, and shall make all payments due on
any other indebtedness and shall perform all of the covenants contained in the Note, then Trustee shall execute and deliver to Borrower, without warranty,
a reconveyance of the Trust Property.

PROVIDED, FURTHER, the unpaid balance of the indebtedness secured by this Trust Deed will become immediately due and payable in full upon
the sale or other transfer of the Trust Property, or any portion of the Trust Property, to the second transferee after July 20, 1983 who is not the original
borrower, surviving spouse, unmarried former spouse, surviving child or stepchild of the original borrower, or a veteran eligible for a loan under ORS
407.010 to 407.210 and Article XI-A of the Oregon Constitution.

** This law has been suspended until July 1, 1987. Any transfer of a property between July 3, 1985, and July 1, 1987, will not be counted as a transfer
under the 1983 "Due on Sale" law. However, transfers that occurred between July 20, 1983, and July 2, 1985, may become due on sale with the next
transfer after July 1, 1987.

BORROWER covenants and warrants that the Trust Property is not currently used for agricultural, timber or grazing purposes.

IN WITNESS WHEREOF, Borrower(s) ha(s)(ve) caused this Trust Deed to be executed on the 01st day of February, 1987.

James T. Breen
James T. Breen

Margaret N. Breen
Margaret N. Breen

TRUST DEED
SHORT FORM

P69926

LOAN NUMBER

