

2371

87

between

11th day of FEBRUARY

**WITNESSETH:**

The E $\frac{1}{2}$  of Lot 9 in Block 2 of First Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

er an attorney, who is an active member of the Oregon State Bar, a partner,  
of Oregon or the United States, a title insurance company authorized to insure title  
titled States or any agency thereof, or an escrow agent licensed under ORS 696.505 to

9. At any time after the recording of this deed, the trustee shall have the right to accept payment of the full amount of the principal and interest due on the loan, together with all fees and costs, without affecting the validity of this deed or the obligation of the borrower to pay the same. The trustee shall be a party unless such action of the lender is required by law.

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.

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 or household purposes (see Important Notice below)  
(b) ~~for the purchase of real property for the grantor's 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.

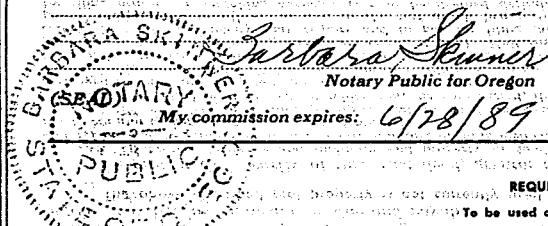
\* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required 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 acknowledgement opposite.)

STATE OF OREGON,

County of Peschutes

This instrument was acknowledged before me on FEBRUARY 6, 1987, by JAMES TIMOTHY HUBBARD



STATE OF OREGON,

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Notary Public for Oregon.

My commission expires: \_\_\_\_\_

(SEAL)

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: \_\_\_\_\_, Trustee

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 \_\_\_\_\_

DATED \_\_\_\_\_, 19\_\_\_\_

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 FIRM, CO., PORTLAND, OREGON

JAMES TIMOTHY HUBBARD  
Grantor

CERTIFIED MORTGAGE COMPANY, AN OREGON CORPORATION  
Beneficiary

AFTER RECORDING RETURN TO  
CERTIFIED MORTGAGE CO.  
803 MAIN SUITE 103  
KLAMATH FALLS OR 97601-6043

STATE OF OREGON,  
County of Klamath

I certify that the within instrument was received for record on the 12th day of February, 1987, at 4:32 o'clock P.M., and recorded in book/reel/volume No. 487 on page 2371 or as fee/file/instrument/microfilm/reception No. 71398, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME  
By Ann Smith Deputy  
TITLE

Fee: \$9.00