	73308	,o trust i	DEED	Vol. M	<u>81</u> Page_	POLT &
	THIS TRUST DEED, made	this 31st d	lay of	March	, 19.	87 , between
C(ONSTANCE L. HINDS MOUNTAIN TITLE C	OMPANY OF KLAMATH	COUNTY		, a	s Trustee, and
	AMES WATSON					
	Beneficiary,) · .	Session .			
	Grantor irrevocably grants, b	WITNES pargains, sells and conv	oobTH: veys to fr	ustee in trust. w	ith power of sale	e, the property
	Klamath Co	ounty, Oregon, describe	ed as:			**.
L	Lot 2, Block 2, WAGON TRAI	IL ACREAGES NO. 1, the County Clerk o	, accord	ling to the outh County, O	fficial plat regon.	thereof
J	MILLE IN CHE OFFICE OF THE	-			a Arthur III ag	Š.
	gradient state of the second state of	gerande gerande en de	zy domainskier.	rangua in the state of		
٠,٠	ether with all and singular the teneme	ents, hereditaments and an	purtenances	and all other righ	ts thereunto belon	ging or in anyw.
w	v or hereafter appertaining, and the re	nts, issues and profits their	901 BIN MI	matures now or me.		
	FOR THE PURPOSE OF SECU	ISAND FTVE HUNDKED	J. ANU. NU	/		· • • • • • • • • • • • • • • • • • • •
	(\$33,500.00)	oneliciary or order and mad	.Dollars, wit to by grants	th interest thereon (or, the final payme		
- 4	te of even date herewith, payable to be	ner terms of n	note	10		
	The date of maturity of the debt s	ecured by this institution is	eter of one	nest thereof or an		
olo	d, conveyed, assigned or alienated by	y the grantor without lifsi gations secured by this insi	t naving ob trument, in	rained the written i respective of the	maturity dates exp	pressed therein,
er	rein, shall become immediately due and The above described real property is	i navanje.	ltural, timber	or grazing purposes.		
	To protect the security of this true	st deed, grantor agrees:	(a) consen granting as	t to the making of an ny easement or creatin	ng any restriction their	or the lien or ch
ıd	1. To protect, preserve and maintain sa	ld property in good condition Idina or improvement thereon;	subordinati thereol; (d	on or other agreement) reconvey, without with	r attecting this deed a arranty, all or any par ay he described as th	t of the property.
	t to commit or permit any waste of said proper 2. To complete or restore promptly ar inner any building or improvement which ma	mored therefor.	grantee in legally enti	any reconveyance multiled thereto," and the ive proof of the fruthi	recitals therein of any fulness thereol. Trustee	matters or lacts se's lees for any of
184	stroyed thereon, and pay when due all costs inc 3. To comply with all laws, ordinances,	regulations, covenants, condi-	services me 10.	ntioned in this paragrap Upon any delault by	oh shall be not less that grantor hereunder, be erson by edent or by	n #3. eneliciary may #1 r a receiver to be
ir	in in executing such financing statements pursual Code as the beneficiary may require an interest to the code of t	to pay for filing same in the	time witho	a court, and without	erson, by agent or by regard to the adequa enter upon and take t	cy of any security
y	oper public office or offices, as well as the conting officers or searching agencies as may	cost of all lien searches made be deemed desirable by the	erty or an	prolits, including thos	e past due and unpaid	i, and apply the w
07	neticiary. 4. To provide and continuously mainta we or hereafter erected on the said premises a such other hazards as the beneficiary may a amount not less than \$\frac{1}{2}\ldots\frac{1}{2}\l	an insurance on the buildings against loss or damage by tire from time to time	less costs a	und expenses of operations of the control of the co	secured hereby, and	in such order as b
nd n	amount not less than \$	require, in	Includy law.		and taking possession	or said property.
~	mpanies acceptable to the beneficiary with	loss payable to the latter; all	collection	The entering upon a of such rents, issues a	nd prolits, or the pro-	aking or damage of
O!	the grantor shall fail for any reason to proc	ture any such insurance and to	property, waive any	The entering upon a of such rents, issues a policies or compensation and the application or default or notice of	nd prolits, or the pro- n or awards for any to release thereof as afor	aking or damage of
el	the grantor shall fail for any reason to proc- liver said policies to the beneficiary at least to on of any policy of insurance now or herea	ture any such insurance and to lifteen days prior to the expira- siter placed on said buildings, contor expense. The amount	property, waive any pursuant t	The entering upon a of such rents, issues a policies or compensation and the application or default or notice of o such notice.	nd prolits, or the pro- n or awards for any to release thereof as afor default hereunder or in ntor in payment of ar	aking or damage of esaid, shall not cur invalidate any act
el oi oi	the grantor shall tail for any reason to proc- ciliver said policies to the beneficiary at least it on ol any policy of insurance now or herea to beneficiary may procure the same at grant illected under any tire or other insurance pol- ary upon any indebtedness secured hereby an	ure any such insurance and to litteen days prior to the expira- siter placed on said buildings, rantor's expense. The amount licy may be applied by benefi- ind in such order as beneficiary	property, waive any pursuant to 12 hereby or declare all event the	The entering upon of such rents, issues a policies or compensatio and the application or default or notice of o such notice. Upon default by grain his performance of ll sums secured hereby beneficiary at his plet.	nd profits, or the pro- n or awards for any to- release thereof as afor- default hereunder or in- ntor in payment of ar- any agreement hereundo- tion may proceed to I	aking or damage of esaid, shall not cur nvalidate any act ny indebtedness sec ler, the beneficiary d payable. In such loreclose this trust
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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.

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 surgoes (see Important Notice below).

(b) 163 and organization, of (even it grantor is a natural person) are 107 business of 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. Constance L. Hinds * 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. 1525 28 L Bend DN. 97702 (If the signer of the above is a corporation, use the form of acknowledgement opposite.) STATE OF OREGON, STATE OF OREGON, Conference La Hinds County of This instrument was acknowledged before me on My Dorold Suffen Notary Publicade Oregon Notary Public for Oregon (SEAL) Notary Public Ed Oregon

Notary Public Ed Oregon

Notary Public Ed Oregon

Notary Public Ed Oregon (SEAL)OF DE My commission expires: REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. 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 trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you 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 hold by you under the same. Mail reconveyance and documents to Beneficiary et lose or destroy this Trust Dood OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before reconveys STATE OF OREGON, County ofKlamarh. TRUST DEED I certify that the within instrument was received for record on the ... 10thday

(FORM No. 861) STEVENS-NESS LAW-PUB. CO., PORTLAND, ORE;
Constance L. Hinds
Grantor James Watson
Beneficiary
AFTER RECORDING RETURN TO
MOUNTAIN TITLE COMPANY
4.2033 9

SPACE RESERVED FOR RECORDER'S USE at ...11:05. o'clock A.M., and recorded page ___6011 ____ or as fee/file/instrument/microfilm/reception No....73308., Record of Mortgages of said County. Witness my hand and seal of

County affixed.

Evelyn Biehn, County Clark

Fee: \$9.00/80