

78127

SECOND
TRUST DEED

Vol. M87 Page 14642

THIS TRUST DEED, made this 7th day of August, 1987, between DAVID S. MAC IVOR, as to an undivided 40% interest; PETER C. VAN der BOOM, as to an undivided 15% interest; VINCENT HANSON DUTCHER, JR., as to an undivided 15% interest; *** as Grantor, KLAMATH COUNTY TITLE COMPANY A.G. VAN der BOOM, as Trustee, and 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:

See Attached Exhibit "A"

***MONTE D. YOUNG, as to an undivided 15% interest; and MARVIN L. WILLIAMS, as to an undivided 15% interest.

Together with all and singular the tenements, hereditaments and appurtenances and all other rights thereto belonging or in anywise owned 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 FIVE THOUSAND AND NO 100S (\$35,000.00)

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 FEBRUARY 8, 1988.

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.

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; not 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 filing officers or searching agencies as may be deemed desirable by the beneficiary.
4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the said premises against loss or damage by fire and such other hazards as the beneficiary may from time to time require, in an amount not less than INSURABLE VALUE, written in policies of insurance acceptable to the beneficiary, with loss payable to the latter; all 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, the beneficiary may procure the same at grantor's expense. The amount collected under any fire 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 any part thereof, may be released to grantor, such application or release shall 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 described in paragraph 6 and 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 trust deed, without waiver of any rights arising from breach of any of the covenants hereof and for such payments, with interest as aforesaid, the property hereinbefore described, as well as the grantor, shall be bound to the same extent, and all such payments shall be immediately due and payable without notice, and the nonpayment thereof shall, at the option of the beneficiary, render all sums secured by this trust deed immediately due and payable and 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 any suit for the foreclosure of this deed, to pay all costs and expenses, including evidence of title and the beneficiary's or trustee's attorney's fees; the amount of attorney's fees mentioned in this paragraph 7, in all cases shall be fixed by the trial court and in the event of an appeal from any judgment or decree of the trial court, grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney's fees on such appeal.

It is mutually agreed that:

8. 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 money 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 applied by it first upon any reasonable costs and expenses and attorney's fees, both in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, 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 granting any easement or creating any restriction thereon; (c) 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, to grantee in any reconveyance may be described as the "person or persons legally entitled to the property" 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 to be appointed by a court, and without regard to the adequacy of any security for 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 an event the beneficiary at his election may proceed to foreclose this trust deed in equity as a mortgage or direct the trustee 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 his election hereby whereupon the trustee shall fix the time and place of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.735 to 86.739.

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 86.735, 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. Any other default that is capable of being cured may be cured by tendering the performance required under the default, the person effecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed together with trustee's and attorney's fees not exceeding the amounts provided 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 parcel or parcels at 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 of fact 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 deed as their interests may appear in the order of their priority and (4) the 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 obligated to notify any party hereto of pending sale under any deed of trust or of any action or proceeding in which grantor, beneficiary or trustee 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.

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is law-fully 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 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 Sacramento } ss.

This instrument was acknowledged before me on August 10, 1982 by Monte D. Young, Marvin L. Williams

(SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

STATE OF OREGON,

County of _____ } ss.

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. 681)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Grantor

Beneficiary

AFTER RECORDING RETURN TO

A. G. Van der Boom
2821 Walton Way
Sacramento, Calif. 95821

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

All of Enterprise Tract No. 26, EXCEPT the South 697 feet and EXCEPT the East 260 feet; ALL of Enterprise Tract No. 31, EXCEPT that portion which is included in the plat of Sunnyland.

ALSO EXCEPTING THEREFROM the following 5 parcels of property:

Parcel 1:

Beginning at the Northeast corner of Lot 9, Elm Park in Klamath County, Oregon; thence N. 0°53' W. 246.95 feet to a point on the South line of a canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left (the chord of which bears N. 55°55' W. 93.57 feet) a distance of 93.63 feet; thence S. 0°05' E. 300.63 feet to a point on the North line of said Lot; thence N. 89°06' E. 80.87 feet to the place of beginning, being situated in the SW¼ of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

Beginning on the North line of Lot 9, Elm Park in Klamath County, Oregon, at a point which is 80.87 feet S. 89°06' W. from the Northeast corner of said Lot; thence N. 0°05' W. 300.63 feet to a point on the South line of a Canal; thence along the South line of said Canal and long the arc of a 714.22 foot radius curve to the left (the chord of which bears N. 65°25' W. 143.05 feet) a distance of 143.29 feet; thence S. 0°05' E. 362.19 feet to a point on the North line of said Elm Park; thence N. 89°06' E. 130.01 feet to the place of beginning, being situated in the SW¼ of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

Beginning on the North line of Elm Park in Klamath County, Oregon, at a point which is 210.88 feet S. 89°06' W. from the Northeast corner of Lot 9, Elm Park; thence S. 89°06' W. 170.52 feet to a point; thence N. 0°05' W. 400.59 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left to a point which is N. 0°05' W. 362.19 feet from the point of beginning; thence S. 0°05' E. 362.19 feet to the place of beginning, being situated in the SW¼ of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF CALIFORNIA
COUNTY OF Sacramento



On this 11 day of August in the year 1987, before me Huldah M. Johnson, a Notary Public, State of California, duly commissioned and sworn, personally appeared Peter C. Van der Boon, AG, Vincent Hansen, Vincent Hansen, David S. Mac Iver, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person s whose name s subscribed to the within instrument, and acknowledged to me that The y executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Sacramento County of California on the date set forth above in this certificate.

Huldah M. Johnson
Notary Public, State of California
My commission expires 7/27/89

This document is only a general form which may be a proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The publisher does not make any warranty, either express or implied as to the legal validity of any provision or the suitability of these forms in any specific transaction.

Parcel 4:

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Commencing at the Northeast corner of Lot 37, Enterprise Tracts, Klamath County, Oregon; thence S. 0°15'30" E., along the centerline of Avalon Street, 355.75 feet; thence S. 56°38'10" E., 36.03 feet to a point on the East boundary of said street for the true point of beginning; thence S. 56°38'10" E., 108.05 feet; thence S. 73°31'10" E., 41.51 feet; thence N. 79°52' E., 103.20 feet; thence N. 70°29'20" E., 154.58 feet; thence N. 89°25'40" E., 82.78 feet; thence N. 1°24'20" W., 31.01 feet; thence N. 89°25'40" E., 50.00 feet; thence North 134.58 feet, to the Southwesterly boundary of the U.S.R.S. "A" Canal; thence along said canal boundary N. 81°17' W., 23.93 feet; thence 299.22 feet along the arc of a curve right (which arc has a radius of 433.10 feet and a long chord of N. 61°29'30" W., 293.30 feet); thence N. 41°42' W., 183.35 feet to the Southeasterly boundary of Eberlein Avenue; thence along said boundary S. 47°52'54"30" W., 144.93 feet to the East boundary of Avalon Street; thence along said boundary S. 0°15'30" E., 348.87 feet to the true point of beginning.

Parcel 5:

A parcel of land, situated in Tract 31 Enterprise Tracts, in Klamath County, Oregon; being more particularly described as follows:

Beginning at a 1/2 inch rebar marking the Northwest corner of Block 1, Sunnyland Subdivision, said point also being on the Easterly right of way line of Avalon Street; thence N. 00°15'30" W., 237.85 feet, along the Easterly right of way line of Avalon Street, to a 1/2 inch rebar; thence S. 56°38'10" East 99.79 feet to a 1/2 inch rebar; thence S. 73°31'10" E., 47.66 feet to a 1/2 inch rebar; thence N. 79°52'00" E., 108.29 feet to a 1/2 inch rebar; thence N. 70°29'20" E., 50.00 feet to a 1/2 inch rebar; thence S. 89°24'00" E., 54.07 feet to a 1/2 inch rebar; thence S. 00°11'48" E., 183.24 feet to a 1/2 inch rebar; thence S. 89°45'30" W., 20.00 feet to a 1/2 inch rebar; thence S. 00°11'48" E., 20.00 feet to a 1/2 inch rebar on the Northerly boundary of Sunnyland Subdivision; thence S. 89°45'30" W., 316.48 feet, along the Northerly boundary of Sunnyland Subdivision to the place of beginning.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Company
on this 14th day of August A.D. 19 87
at 11:09 o'clock A.M. and duly recorded
in Vol. M87 of Mtges. Page 14642.
Evelyn Biehn, County Clerk
By [Signature]

Deputy.

Fee, \$17.00