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TRUST DEED

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16894



THIS TRUST DEED made this 31st day of August, 1987, between

DENNIS C. ABEL & PATRICIA J. ABEL, husband and wife as Grantor, MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY as Trustee, and PATRICIA A. STRAUS, as to an undivided 175/275 interest; JACK RANDALL CAMPBELL, III, as to an undivided 50/275 interest; and VALERIE S. CLAIBORNE, as to an undivided 50/275 as Beneficiary, interest

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 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

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together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise 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 SEVENTY THOUSAND AND NO/100 (\$70,000.00) 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 per terms of note, 19

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 offices or offices, as well as the cost of all lien searches made by filing offices 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 that of 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, 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 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 that they are bound for the payment of the obligation herein described, 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.
8. It is mutually agreed that:
a. 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 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. 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 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 the sale or 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 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 to sell the said described real property to satisfy the obligation secured 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 86.795.
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, sums secured by the trust deed, the default may be cured by paying 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 obligation or 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 or 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 other 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 896.505 to 896.505.

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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

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 other 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 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.

Dennis C. Abel

Patricia J. Abel

(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 11/16/77 by Dennis C. Abel & Patricia J. Notary Public for Oregon. My commission expires: Oregon

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

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.

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(FORM No. 891) STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

ABEL Grantor STRAUS, CAMPBELL, CLAIBORNE Beneficiary AFTER RECORDING RETURN TO MOUNTAIN TITLE COMPANY

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.

By... Deputy

## DESCRIPTION SHEET

## PARCEL ONE

All that portion of the E1/2 of the SW1/4 of the NE1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, lying North of the Chiloquin to Sprague River Highway.

All that portion of the E1/2 of the NE1/4 of Section 28 lying South and West of Sprague River and North of the Chiloquin to Sprague River Highway and that portion of the SW1/4 of the NW1/4 of Section 27 lying Southwest of Sprague River, all in Township 34 South, Range 8 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point on the South bank of Sprague River at the intersection of the West line of the E1/2 of the NE1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, from which the Northwest corner of said E1/2 of said NE1/4 bears North 0 degrees 57' 44" East 1088.75 feet distant; thence along the south and West bank of Sprague River South 58 degrees 13' 40" East 66.68 feet; thence South 73 degrees 27 1/2' East 80.0 feet; thence South 88 degrees 53 1/2' East 182.00 feet; thence North 31 degrees 40' East 206.93 feet; thence North 72 degrees 49' 50" East 53.28 feet; thence South 60 degrees 16' 20" East 54.55 feet; thence South 10 degrees 31 1/2' East 164.19 feet; thence South 18 degrees 01 1/2' East 225.00 feet; thence South 53 degrees 48' East 138.56 feet; thence North 67 degrees 11' 40" East 229.47 feet; thence North 27 degrees 24' 20" East 111.15 feet; thence East 100.0 feet; thence South 48 degrees 43 1/2' East 279.26 feet; thence South 18 degrees 36' West 417.39 feet; thence South 0 degrees 14' West 229.47 feet; thence South 17 degrees 12' East 324.00 feet; thence south 36 degrees 03 1/2' East 402.9 feet, more or less to the South line of the NW1/4 of Section 27 at a point approximately 180.0 feet East of the quarter corner common to Sections 27 and 28; thence west along the quarter section lines of Sections 27 and 28, 412 feet more or less to the Northeast line of the Chiloquin to Sprague River Highway; thence Northwesterly along the said Northeasterly line to the West line of the said E1/2 of the NE1/4 of Section 28; thence North along the said West line of the said E1/2 of the NE1/4 of said Section 28 to the point of beginning.

TOGETHER WITH: That parcel of land described as the NW1/4 of the NE1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, SAVING AND EXCEPTING therefrom the following:

Beginning at an iron pin on the North line of Section 28, Township 34 south, Range 8 East of the Willamette Meridian, 230.0 feet West of the iron pipe marking the Northeast corner of the NW1/4 of the NE1/4 of said section, thence South 3 degrees 21 1/2' West 589.77 feet; thence South 86 degrees 38 1/2' East 63.8 feet to an iron pin on the bank of Sprague River; thence along Sprague River South 15 degrees 28' 50" West 174.86 feet; thence South 18 degrees 17 1/2' East 246.05 feet; thence South 58 degrees 13' 40" East 178.44 feet; more or less to the East line of said NW1/4 of the NE1/4; thence North 0 degrees 57' 44" East along said East line, 1088.75 feet; thence West 230.00 feet to the point of beginning.

PARCEL TWO

16897

A tract of land situated in the N1/2 NE1/4 of Section 28 and the SE1/4 SE1/4 of Section 21, in Township 34 South, Range 8, East of the Willamette Meridian, more particularly described as follows:

Beginning at a one inch iron pipe on the Northeast corner of the NW1/4 NE1/4 of said Section 28; thence West along the North line of said Section 28, a distance of 229.64 feet to a one-half inch iron pin; thence South 03 degrees 13' 28" West, a distance of 589.34 feet to a one-half inch iron pin; thence South 86 degrees 45' 40" East, a distance of 63.45 feet to a one-half inch iron pin on the left bank of Sprague River; thence following the left bank of Sprague River the following courses and distances: North 39 degrees 19' 30" East, 93.63 feet; North 47 degrees 33' 20" East, 108.49 feet; North 63 degrees 47' 30" East, 419.70 feet; North 83 degrees 21' 40" East 125.30 feet; North 79 degrees 14' 00" East, 131.22 feet; North 89 degrees 23' 50" East, 102.27 feet; North 30 degrees 55' 50" East 87.80 feet; North 10 degrees 41' 10" East 205.69 feet; North 22 degrees 06' 40" West, 130.62 feet; North 46 degrees 22' 00" West, 111.35 feet; North 74 degrees 38' 40" West, 135.89 feet; North 59 degrees 48' 50" West, 125.44 feet; north 72 degrees 40' 40" West, 145.17 feet; South 61 degrees 48' 20" West 94.89 feet; South 16 degrees 33' 10" West, 307.42 feet; and thence South 53 degrees 12' 04" West, a distance of 95.37 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 17th day of September A.D., 19 87 at 8:48 o'clock A M., and duly recorded in Vol. M87 of Mortgages on Page 16894.

FEE \$17.00

By Evelyn Biehn County Clerk