Acct. MAIN AND SALE DEED (Individual or Corp. #3-156-0 OX . 79526 IZSE LAW MIN .... BARGAIN AND SALE DEED VOL Page\_ 17088 KNOW ALL MEN BY THESE PRESENTS, That Thomas C. Howser, as Trustee for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Wayne J. Hammer, and Peggy K. Hammer, husband & wife as tenants in the entirety -----hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath , State of Oregon, described as follows, to-wit: Lot 17, Block 5, Klamath Country, in the County of Klamath, State of Oregon, as shown on Map filed in Book 20, Page 6 of Maps in the office of the County Recorder of said County: 5 0 SEP 71 To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,603.46 OHowever, the actual consideration consists of or includes other property or value given or promised which is the whole part of the Consideration (indicate which). (The sentence between the symbols (), it not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. لو Thomas C. Trustee Howser as (If the signer of the above is a corporation was the form of acknowledgment oppos STATE OF OREGON, (ORS 194.570) STATE OF OREGON, County of County of Alchson ) 88 The foregoing instrument was acknowledged before me this 100 The loregoin acknowledged before , 19. 87, by , 19 ., by me this 24 president, and by THOMAS secretary of ... TYUSTEE, TYUSTEE corporation, on behalt of the corporation. insta Notary Public for Oregon Notary Public for Oregon ion expires: 6-16-90 My commission expires: (SEAL) (if executed by a corporation, affix corporate seal) OFOR COF UN STATE OF OREGON, GRANTOR'S NAME AND ADDRES County of ... Klamath I certify that the within instrument was received for record on the 21st. day of .....September , 19.87 GRANTEE'S NAME AND ADDRESS at 9:49 ...... o'clock A...M., and recorded SPACE RESERV in book/reel/volume No. M87. **BLMSERVICESING** FOR on page 17088 or as fee/file/instru-RECORDER'S USE 247 E. Tanquitz Way ment/microfilm/reception No... 79526., Suite 25 Record of Deeds of said county. Palm Springs, California 92262 Witness my hand and seal of ge is re d all tax statements shall be sent to the following address County affixed. Evelyn Biehn, County Clerk NAME TITLE NAME, ADDRESS, ZIP Am Smill Deputy By Fee: \$10.00

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6. To pay all costs, lees and expenses of this trust including the cost of control as well as the other costs and expenses of the trustes incorred in committing incurred. It is the other costs and expenses of the trustes incurred in expension with for in windowing the cost of the trustes incurred in the cost of the trustes in the cost of the trustes in the incurred in the cost of the trustes at the cost of the trustes at the cost of the trustes at the cost of the trustes in the cost of the trustes at the cost of the trustes of the trustes at the cost of the trustes of t

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NOTE: The Trust Deed Act provides that the instee hereunder, must be either an attanted who is an active member of the Gregon State Bar. a bank, frust company or savings and Idan discillation and the de buildess ander the developed Cregon of the Cregon State Bar. a bank, frust company property of this state, its subsidiaries, affiliares, agents or branches, the United States or any agency thereof, or an escow agent licensed under ORS 696.505 to 696.505

If the success interest 17. Trustee accepts this trust when this deed, duly executed acknowledged is made a public record as provided by law. Trustee is obligated to notify any party needs of pending sale under the same of the trust of oil any action or proceeding in which grantor, beneficiary or tru-shall be a party unless such action or proceeding is brought by trustee.

surplus, it any, to the grantor or to his successor in interest entitled to such surplus. 16. Beneliciary may from time to time appoint a successor or success-timeter. Upon such named herein or to any successor trustee appointed herein under. Upon such named herein and without conveyance to the successor trustee, the latter shall be vested with all thick powers and duits contered upon any trustee maned or appointed hereunder. Each such appointment and subsituation shall be made by write astrument executed by beneliciary, which, when recorded in the unortagies records of the county or counties in of the successor trustee.

sum of the term of the security of the debt secured by this instrument is the date, stated above, on which the timal installment of said notes therein, shall becomes immediately due and payable, security within the security of the date and payable, secured by the secure of the there is sold, agreed the time installment of said note there in the option secure of the there is sold agreed by the security of the debt secure of the time within the security of the debt secure of the time installment of said notes therein, shall become immediately due and payable, secure of the time installment of said notes therein, intersective of the maturity dates expressed therein, intersective of the maturity dates expressed therein, or the option of the time time of the debt security is not currently used for carly and approved to the making of any map or plat of said property: (b) in in

together, with all and singular the tenements; hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereatter appertaining, and the rents, issues and profits thereof and all fixtures now or hereatter attached to or used in connec-tion with said real estate. Cause FOR, THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of the sector of grants herein contained and payment of the

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Lot 17, Block 5, Klamath Country, in the County, of Klamath, JState of Dregna, as shown on Map filed in Book 20, Bage 6 of Maps in the office of the County Recorder of said County.

was received for record on the 21st day I settly that the within instrument

Thomas C. Howser, as Trustee under Trust dated Dec: 31, 1986 as Trustee, and as Beneficiary, Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property Klamath County, Oregon, described as: of Sebremper 13 81 Klamath

Wayne J. Hanner and Peggy K. Hanner, husband & wife as tenants in TAuqust com cong 87 6 6 Ween as Grantor, Glenn H. Munsell 

TRUST DEED

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notal 'lla 'sopriorchies' off "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 Truste accepts the tra-eft to midde a mublic terr any action to proceeding any unless such proceeding party unless such period in an drad, state provide with wide the factor that a second state mouth investment dreat of the factor of the second of the factor of the second of the desired of the second of the second of the desired of the second of the second of the desired of the second of the second of the desired of the second of the second of the desired of the second of the second of the desired of the second of the second of the desired of the second of the second of the desired of the second of the second of the desired of the second of the second of the second of the desired of the second of the second of the second of the desired of the second of the second of the second of the desired of the second of the second of the second of the desired of the second of the second of the second of the desired of the second of the second of the second of the desired of the second of the second of the second of the second of the desired of the second of the second of the second of the second of the desired of the second or of inaire ocknow fully oblidated to stuat or of shall be a r time and of its fees ase of full \* 1910.95 (\* 2002.021) d Inun mid at beneupon written request it this deal and the 17 m-openning and, that he will, warrant, and forever, defend the same against vall persons whomsoever. home of Structures at a uncorrist of large structure appointed bor-structure appointed bor-structure appointed sources in the supersed structure in under a supersed by the supersed structure in under a superse beachceary and d allogned s leve actured by beac under Hoon such appointment trates the filter and be write upon any reacted reservanties and substitution that is prace c all of said property shall be taken formulation transmission and the property provides the r any provident the property provides (all the product of the angular transmission (all the product of the angular transmission and the product and antennal a features) of and experient and antennal a features of the set and experient and antennal a features. Dit field qu ante inte all'or a dure inte all'or a callud abell are callud abell are and with COLLENGUCE 11. ol contests in clects; to rest for the first 36, Bane its and trous raise SQLE. LISPE 15. When there sets parameter to the apply the process, it sats to parameter with the comparation of the future  $m_{\rm ex}$  at  $M_{\rm ex}$  (3.10, the obtained setting to the MPC (3.10, the obtained setting to the inter-of first hitters and very appear in the order of MDC hitters and very appear in the order of MDC hitters and very appear in the order of MDC hitters and very appear in the order of MDC hitters and very appear in the order of MDC hitters and very appear. mettaoliy. thecevent y agreed that Sterns entited 2 a construction of the provided of the provided of a construction of the construction of the provided of the provided of the construction of the provided of the construction of the con 14 11114 de 11114 de 41.61 1 annum of mountaines clus paratropa 7 a c. or an appeal-tim r. atracz to pay sur and Judg 10 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, temily or household purposes (see Important Notice below). (b)- for an of anisation or foren it grantor to a material person and the primarily to definition of forent to grantor to a material person and the primarily to definite the personal sector of an and the sector of the sect 01.004 This doed applies to inures to the benefit of and binds all parties hereto, their here, legatees, devises, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract socured hereby, whether or not named as a baneficiary 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 if ar aradiar as such word is defined in the Truth in-Landing Act, and Regulation Z, the beneficiary MUST comply with the Act, and Regulation by making required ranty (a) or (b) is the int Wayh Hammer beneficiary MUST comply with the Act and Regulation by making required disclosures for this purpose use Stavens-Ness Form No. 1219 arrayuladant If compliance with the Act is not required discremented by the Act is not required to the Act is not required to the Act is not act is not required to the Act is not required to the Act is not act is not required to the Act is not required to the Act is not act is not required to the Act is not required to the Act is not act is not required to the Act is not required to the Act is not act is not act is not required to the Act is not act is not required to the Act is not required to the Act is not act is not required to the Act is not required to the Act is not act is not act is not required to the Act is not act is not act is not required to the Act is not act is not act is not required to the Act is not act CALIFORNIA STATE OF OREGON 55, 10 1 1:11 county of RIVERSIDE County of a long This instrument was acknowledged before me on a standard before a This instrument was acknowledged belog me on 19... by sussed i getatun manan WAYNE J. HAMMERING AND usmicka **#3** graps cost aloud desired and ab Peggy K. HAMMER 11:12 DC 1:01 rial Course to produced by rigeningez. 15151 SUIL GERT 101 3131 14.21 2107 ustrol.= Notary Public for Oregon Notary Public Int Oregon and warrings theread a sub-state of the spectrum of the spectr (SEAL) (SEAL) 6-1-90 My commission expires; My commission expires TMODNIG = Cafor W Tome a Bismon agrees (a) consent in the making of any parts of the construction anna ann a' an Aoir 1.0 Lis opene gereipeg test bisbeit is ust contaults Meyrin for Mighen for Marine to be defined by the forest of the based on the terms of self the dest bisbeit is the test of test o harswith 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 dopurputs for the same trust deed the line of the same mail reconveyance and dopurputs for the same trust deed the line of the same trust deed the sa DALED with nut singular the releases in the total and appartentiates and all other prints thereine strangler an only pa now on heresiter appartations, and the rents issues and profits thereof and all inducer now or hereafter altached to or used in control DALED with the strands of a straight issues and profits thereof and all inducer now or hereafter altached to or used in control DALED with the strands of a straight issues and profits thereof and all inducer now or hereafter altached to or used in control DALED with the strands of a straight issues and profits thereof and all inducer now or hereafter altached to or used in control dates and see the straight of a straight issues and profits thereof and all inducer now or hereafter altached to or used in control dates and see the straight of a straight issues and profits thereof and all inducer now or hereafter altached to or used in control dates and see the straight of the straight issues and profits thereof and all inducer now or hereafter altached to or used in control dates and see the straight of the straight issues and profits thereof and all inducer now of the straight of the Beneficiary of lose or destroy this Truct Dood OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before reconveyance will be a Lot toby MP Mark 5/ Kla ath Country, in the Courcount of Flamety 88. I certify that the within instrument was received for record on the 21st. day , Orefon, described as! ......Count of September , 19.87 Grantor irrevocably grants, barg uns, sells and conveys to irusice in at 0:46 in h o clock y W. and seconded SPACE RESERVED in book/reel/volume No. \_\_\_\_\_M87. on Grantor as Beneficiary, page 17089 or as fee/file/instru-FOR ..... RECORDER'S DRE LLARTEE Angel Lart a Record of Mortgages of said County. Thomas C. Howsers 45 CITODD Baneliciary 1.14 ¢ŢŢ. Witness my hand and seal of \*\* \*\*\* County affized.ggy K. Hammer, Husband ARTER RECORDING RETURN TONG tenance 2. ATLC SE Evelyn Biehn, County Clerk LPI Gervices Inc. 47 East Tabouitz Nav #2 Caleford Caleford 17th, day of LITTE

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TRUST DEED

Fee: \$9.00

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By ...

Deputy