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MTC-19508

THIS TRUST DEED made this

29th day of February

TRUST DEED

44-004179-8

Vpl. 188

8252

Page

Jed J. Lancaster and Alice K. Lancaster

Safeco Title Insurance Company

U.S. Vinyl

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 LEGAL DESCRIPTION

which real property is not currently used for agricultural, timber or grazing purposes, 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 thereafter attached to or used in connection with said real estate:

For the purpose of securing: (1) Payment of the indebtedness and all other lawful charges evidenced by a Retail Installment Contract of date herewith made by grantor, payable to the order of beneficiary at all times, in the manner as therein set forth, having a Total of Payments of \$ 6076.80, payable in 72 monthly installments of \$ 84.40 with an Annual Percentage Rate of 14.500%, with an Amount Financed of \$ 3997.00, and any extensions, renewals or modifications thereof; (2) performance of each agreement of grantor herein contained; and (3) payment of all sums expended or advanced by beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided.

To protect the security of this trust deed, grantor agrees:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; and do all other acts which from the character or use of said property may be reasonably necessary; the specific enumerations herein not excluding the general.
2. To provide, maintain and deliver to beneficiary insurance on the premises satisfactory to the beneficiary and with loss payable to the beneficiary. 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.
3. To pay all costs, fees and expenses of this trust including the cost of title search as well as other costs and expenses of the trustee incurred in connection with or enforcing this obligation; and trustee's attorney's fees actually incurred as permitted by law.
4. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of beneficiary or trustee; and to pay all costs and expenses, including costs of evidence of title and attorney's fees in a reasonable sum as permitted by law, in any such action or proceeding in which beneficiary or trustee may appear.
5. To pay at least ten (10) days prior to delinquency all taxes or assessments affecting the property; to pay when due all encumbrances, charges and liens with interest on the property or any part thereof that at any time appear to be prior or superior hereto.
6. If grantor fails to perform any of the above duties to insure or preserve the subject matter of this trust deed, then beneficiary may, but without obligation to do so and without notice to or demand on grantor and without releasing grantor from any obligation hereunder, perform or cause to be performed the same in such manner and to such extent as beneficiary may deem necessary to protect the security hereof. Beneficiary may, for the purpose of exercising said power, enter onto the property, commence, appear in or defend any action or proceeding purporting to affect the security hereof or the rights and powers of beneficiary; pay, purchase, contest or compromise any encumbrance, charge or lien, which in the judgement of beneficiary may incur any liability, expend whatever amounts in its absolute discretion it may deem necessary therefor, including cost of evidence of title, employ counsel and pay his reasonable fees. Grantor covenants to repay immediately and without demand all sums expended hereunder by beneficiary, together with interest from date of expenditure at a rate of ten percent (10%) per annum until paid, and the repayment of such sums are secured hereby.

It is mutually agreed that:

7. Any award of damages in connection with any condemnation for public use of or injury to said property to any part thereof is hereby assigned and shall be paid to beneficiary who may apply or release such monies received by it in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
8. If all or any part of the property or an interest therein is sold or transferred by Grantor without Beneficiary's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Trust Deed, (b) the creation of purchase money security interest for household appliances or (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant, may, at Beneficiary's option, declare all the sums secured by this Trust Deed to be immediately due and payable. Beneficiary shall have waived such option to accelerate if, prior to the sale or transfer, Beneficiary and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Beneficiary and that the interest payable on the sums secured by this Trust Deed shall be at such rate as Beneficiary shall request.
9. Upon any default by grantor, the beneficiary may, at any time, without notice, either in person or by agent, and without regard to the adequacy of any security for the indebtedness secured, enter upon and take possession of the property or any part of it, and that the entering upon and taking possession of the property shall not cure or waive any default or notice of default or invalidate any act done pursuant to such notice.
10. Upon default by grantor in payment of any indebtedness secured or in his performance of any agreement, the beneficiary may declare all sums secured immediately due and payable. In such event beneficiary, at its election may proceed to foreclose this trust deed in equity in the manner provided by law for mortgage foreclosures 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 its written notice of default and its election to sell the said described real property to satisfy the obligations secured hereby and proceed to foreclose this trust deed in a manner provided by law.
11. If after default and prior to the time and date set by trustee for the trustee's sale, the grantor or other person pays the entire amount then due under the terms of the trust deed and the obligation secured thereby, the grantor or other person making such payment shall also pay to the beneficiary all the costs and expenses actually incurred in enforcing the terms of the obligation as permitted by law.
12. Upon any default by grantor hereunder, grantor shall pay beneficiary for any reasonable attorney's fees incurred by beneficiary consequent to grantor's default.
13. After a lawful lapse of time following the recordation of the notice of default and the giving or notice of sale the trustee shall sell the property as provided by law at public auction to the highest bidder for cash payable at the time of sale. Trustee shall deliver to the purchaser a deed without express or implied warranty. Any person excluding the trustee may purchase at the sale.

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14. When the trustee sells pursuant to the powers provided, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including lawful fees of the trustee and the reasonable fees of trustee's attorney, (2) the obligations secured by this trust deed, (3) to all persons having recorded liens subsequent to the interest of the beneficiary, and the trust deed as their interest 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.

15. For any reason permitted by law, the 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.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the Retail Installment 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, the grantor has hereunto set his hand and seal the day and year first above written.

Witness _____
Witness _____
Witness _____
Grantor _____
Grantor _____
Grantor _____

STATE OF OREGON
County of Multnomah
Personally appeared the above named Jed J. Lancaster and Alice K. Lancaster and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me: Shirley D. Fennell My commission expires: 2-22-90
Notary Public

STATE OF OREGON
County of Multnomah
For value received U.S. Vinyl Beneficiary herein, does hereby transfer, assign and set over to American Savers Mortgage Corporation, an Oregon corporation, the within Trust Deed and the indebtedness secured thereby.
This 23rd day of May, 19 88
By Helene M. Johnson Dealer U.S. Vinyl
STATE OF OREGON
County of Multnomah
On this day before me appeared before me Helene M. Johnson known to me to be the individual(s) Representative of the corporation
I certify that the foregoing instrument and acknowledgment such execution be the free and voluntary act and deed of such person, for the uses and purposes described in it (delete the following if inappropriate and stated on oath that (s)he was authorized to execute it on behalf of the corporation.
Before me: Shirley D. Fennell My commission expires: 2-22-90
Notary Public

ASSIGNMENT - FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged and confessed, Assignor hereby sells, assigns, transfers, and sets over to American Savers & Loan Assoc., Lake Jackson, Texas, this Deed of Trust, and the Retail Installment Contract together with all of Assignor's right, title and interest in and to the other property therein described.
EXECUTED THIS 19th day of May, 19 88
ASSIGNOR: AMERICAN SAVERS MORTGAGE CORPORATION
By: _____

STATE OF OREGON
County of _____
Personally appeared the above named _____ and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me: _____ My commission expires: _____
Notary Public

TRUST DEED	
Jed J. Lancaster and Alice K. Lancaster, husband and wife	
Grantor	
TO, <u>U.S. Vinyl</u>	
Beneficiary	
AFTER RECORDING RETURN TO: AMERICAN SAVERS MORTGAGE CORP. 9320 S.W. Barbur Blvd. Suite 255 Portland, Oregon 97219	
STATE OF OREGON County of _____ I certify that the within instrument was received for record on the _____ day of _____, 19 _____ at _____ o'clock _____ M., and recorded in book _____ on page _____ Record of Mortgages of said County. Witness my hand and seal of County affixed.	
County Clerk Recorder Deputy	

Order No.: 19508

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Lot 42 and a portion of Lot 43 Block G Homecrest, a duly recorded Subdivision, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 42, thence North 00 degrees 06' 23" East along the Easterly right of way line of Crest Street, 166.86 feet to the Southerly right of way line of the U.S.B.R. "A" Canal; thence along said "A" Canal right of way line South 76 degrees 07' 49" East 85.54 feet, along the arc of a curve to the right (radius point bears South 13 degrees 43' 37" West 497.96 feet) 246.30 feet to the Easterly line of said Lot 42; thence South 00 degrees 04' 34" West, along the Easterly line of said Lots 42 and 43, 41.70 feet, more or less, to a point 91.00 feet from the Southeast corner of said Lot 43; thence North 89 degrees 53' 37" West, parallel with the South line of said Lot 43, 298.78 feet to the Easterly right of way line of Crest Street; thence North 00 degrees 06' 23" East 8.86 feet, more or less, to the point of beginning, with the bearings based on the recorded survey map of said Minor Land Partition No. 32-85.

SUBJECT TO: An easement for a power line along the South boundary of the above described tract.

Tax Account No.: 3909 003AB 04400
3909 003AB 04401

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of May A.D., 19 88 at 3:54 o'clock P M., and duly recorded in Vol. M88 day
of Mortgages on Page 8252

FEE \$15.00

Evelyn B. Zehn County Clerk
By Berntha H. Nelson

**OREGON STATE HEALTH DIVISION
DEPARTMENT OF HUMAN RESOURCES
Vital Records Unit
CERTIFICATE OF DEATH**

21023

I.D. TAG NO

40

Local File Number

138-

State File Number

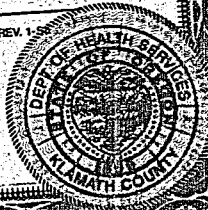
1. DECEASED'S NAME Bessie Marie MCKINNEY		2. SEX F	3. DATE OF DEATH (Month, Day, Year) January 29, 1988
4. SOCIAL SECURITY NUMBER 479-22-4969	5a. AGE - Last Birthday (Years) 75	5b. UNDER 1 YEAR Mo. 7 Days 15 Hours 15 Mins.	6. BIRTHPLACE (City and State and Foreign Country) Carroll Co., Iowa
7. DATE OF BIRTH (Month, Day, Year) October 1, 1912		8a. PLACE OF DEATH (Check only one) <input type="checkbox"/> Nursing Home <input type="checkbox"/> Decedent's Residence <input type="checkbox"/> Other (Specify)	
8b. CITY, TOWN, OR LOCATION OF DEATH Klamath Falls		9d. COUNTY OF DEATH Klamath	
9. FACILITY NAME (If not institution, give street and number) Merle West Medical Center		10. DECEASED'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired) Chief	
10a. DECEASED'S USUAL OCCUPATION (Do not use retired) Chief		10b. KIND OF BUSINESS/INDUSTRY Restaurant	
11. MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify) Married		12. SPOUSE (If Married, Widowed) Alva James	
13a. RESIDENCE - STATE Oregon		13b. COUNTY Klamath	
13c. CITY, TOWN, OR LOCATION Klamath Falls		13d. STREET AND NUMBER 3228 Boardman St.	
14. WAS DECEASED OF HISPANIC ORIGIN? (Specify No or Yes - If yes, specify Cuban, Mexican, Puerto Rican, etc.) No		15. RACE American Indian, Black, White, etc. (Specify) White	
16. DECEASED'S EDUCATION (Specify only highest grade completed) 8		17. FATHER - NAME first middle last Elmer - Ritchey	
18. MOTHER - NAME first middle maiden Ora E. Hunt		19. INFORMANT - NAME and relationship to deceased Alva James McKinney, husband	
20a. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify) Klamath Memorial Park		20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) Klamath Falls, Ore.	
21a. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH <i>Michelle Basliff</i>		21b. LICENSE NUMBER (Of Licensee) 3287	
22. NAME, ADDRESS AND ZIP OF FACILITY O'Hair's Funeral Chapel, Inc. 515 Pine St., Klamath Falls, Ore. 97601		23. TIME OF DEATH 3:45 P.	
24. WAS MEDICAL EXAMINER NOTIFIED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		25. To the best of my knowledge, death occurred at the time, date, place and due to the cause(s) stated. (Signature) <i>Blake Berven</i>	
26. DATE SIGNED (Month, Day, Year) February 1, 1988		27a. TIME OF DEATH M	
27b. DATE PRONOUNCED DEAD (Month, Day, Year, Hour) M		28. On the basis of examination and/or investigation, in my opinion death occurred at the time, date, place and due to the cause(s) stated. (Signature) COUNTY	
29. DATE SIGNED (Month, Day, Year) February 1, 1988		30. NAME, TITLE, ADDRESS AND ZIP OF CERTIFIER/MEDICAL EXAMINER (Type or Print) Blake Berven, M.D., 2616 Clover St., Klamath Falls, Ore. 97601	
31. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		32. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c). Do not enter mode of dying, e.g. Cardiac or Respiratory Arrest.)	
32a. CARDIOGENIC SHOCK DUE TO, OR AS A CONSEQUENCE OF: (a) Acute myocardial infarction		Interval between onset and death 4 hrs.	
(b) ASHD		Interval between onset and death 2 days	
(c) Diabetes Mellitus & Asthmatic bronchitis		Interval between onset and death 10 years	
33. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Accident <input type="checkbox"/> Undetermined <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide		34. AUTOPSY <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
35a. DATE OF INJURY (Month, Day, Year) M		35b. TIME OF INJURY M	
35c. INJURY AT WORK? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		36. DESCRIBE HOW INJURY OCCURRED	
36a. PLACE OF INJURY - At home, farm, street, factory, office, building, etc. (Specify)		36b. LOCATION (Street and Number or Rural Route Number, City or Town, State)	
37. REGISTRAR'S SIGNATURE <i>Michelle Basliff</i>		38. DATE FILED (Month, Day, Year) FEB 02 1988	
39. DID HOSPITAL REPRESENTATIVE MAKE REQUEST FOR ANATOMICAL GIFT CONSENT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A		40. WAS GIFT MADE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	
RESERVED FOR REGISTRAR'S USE			

THIS IS A TRUE AND EXACT REPRODUCTION OF THE ORIGINAL OF FORM
REGISTERED AT THE OFFICE OF THE KLAMATH COUNTY REGISTRAR.

DATE ISSUED **FEB 02 1988**

Marian Ackerman
MARIAN ACKERMAN
COUNTY REGISTRAR
KLAMATH COUNTY, OREGON

45-2 REV. 1-80



Return: MTC

STATE OF OREGON: COUNTY OF KLAMATH: ss. _____ the 26th day
Filed for record at request of Mountain Title Co.
of May A.D., 19 88 at 3:54 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 8255
By Evelyn Biehn County Clerk
By Bernetha A. Ketch

FEE \$5.00