LGG 313 TRUST DEED MTC 20344-D Page 5756 EL FORM No. 881—Oregon Trust Deed Series-TRUST DEED. ^{Klamat}, ^{Kl}31584, OR 97601 ∞ 31584, OR 97601 THIS TRUST DEED, made this ______ day of ______ TERRI_L___SSMITH_4_& BANDALL_B__JAMES., or the survivor THIS TRUST DEED, made this as Grantor, Mountain_Title_Company of Klamath County Additional as Trustee as Grantor, ________as Trustee, and ELIDA LEGGET AND DONALD J. LEGGET, husband and wife Junction of Market and as Beneficiary, _________ Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property Lot h; Block 4, BELLA VISTA - TRACT NO. 1235, according to the official, plat thereof on file in the office of the County Clerk of Klamath County Oregon: 1121 DELD -in Klamath-intervocanty, grants, bargants, sens and conveys to trust County, Oregon, described as: Tax Account No 3507 007DC 02600 of lare at definer this first base OX THE HOLE which It secures Bath must be definited in General Stars 30 \sim 2 In a constraint of a property of the grantor without first having obtained the written consent or approval or the content.
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To protect the security of the beneficiary normality approximate the security of the beneficiary of the security of the beneficiary of the there and the beneficiary of the beneficiary of the there and the beneficiary of the there and the beneficiary of the thereliar and the beneficiary of the there and there and the the 25 SEP 83 min in executing such financing statements pursuant to the Uniform Content of the Unifor and expenses actually incurred in scheen not exceeding the amounts provided together, with (rustee's and attorney's less 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 tell said property either the postponed, or in separate parcels and shall sell the time of sale. Trustee shall deliver to the purchasite parcels and shall sell the time of sale. Trustee shall deliver to the purchasite parcels and speared or party either the postponed, or in separate parcels and shall sell the time of sale. Trustee shall deliver to the purchasithout any covenant tact shall be conclusive proof the protect yos sold, but ged of any materuling the trustee, but including of the rand beneficies without any covenant tact shall be conclusive proof the grantor and beneficies with your parcel and a reasonable charge but including addition the compensation of the trustee and a trustee of the all apply the proceeds on the trustee but includes all deliver could be party and a reasonable charge but includes all apply the proceeds of subsequent to the trust deed, (3) to all persons attorney. (2) to all person secure by interest of the trustee in the deed as their interests may appear in the order of their prive and (4) the asurplus. If any, to the grantor or to his successor in interest entitled to such asurplus. 16. Beneliciary may from time to time appoint a successor or success It is mutually agreed that: a In the even that any portion or all of said property shall have the s. In the even that any portion or all of said property shall have the right of sminent domain or condemnation, beneficiary shall have the right of some such taking, which are no excess of the amount required to compensation make costs, expressions, shall be are conserving paid or to pay all reasonable, necessarily paid or to beneficiary in the post of the train one any reasonable, necessarily paid or to beneficiary in the train one any reasonable, necessarily paid of the train one any ensonable to be beneficiary in such proceedings, and the balance applied upon the indeptedness ficiary in such and granitor agrees and the necessarily poid of the such action-secured here buch instruments after and the necessary in obtaining such com-genessation, and granitor agrees and the necessary in obtaining such com-genessition, pay my time and from greentation of this deed and the note itiary, payment of its lees and presentation of this indeptedness, trustection (a) consent (in case of full reconvegances, for cancellation), without allecting (a) consent of any person for the payment of the indeptedness, trustection (a) consent (in case of full reconvegances, for cancellation), without allecting (a) consent (in case of full reconvegances, for cancellation), without allecting (b) foin in (a) consent (in case of full reconvegances, for cancellation), without allecting (b) foin in (b) foin in the industion of any map or plat of said property; (b) foin in (a) consent (convegance), and case of convegances, for cancellation), without allecting (b) foin in (b) consent (convegance), and are any ergent convegance). (b) foin in (c) consent (convegance), and are any ergent convegance), (c) foin in (b) consent (convegance), (c) foin in (c) consent (convegance), (c) convegance), (c) foin in (c) consent (convegance), (c) convegance), (c) foin in (c) consent (convegance), (c) convegance), (c) convegance), (c) need as it any, to the grantor or to his successor in interest surplus, it any, to the grantor or to his successor in interest surplus. 16. Beneticiary may from time to time appoint a successor or success-to any trustee named herein or to without conveyance and duties conferred under. Upon such sphointment, and all title, powers and such appointment trustee, the latter prior named or appointed hereunder. Each successor upon any trustee with mande of appointed hereunder. Each successor upon any trustee what be vested with the powers and such appointment and substitution on the successor of the county or counties in which here property is situated, shall be conclusive proof of proper appointment and substitution.

trustee, the latter snam named or appointed nercurate executed by beneficiary, upon abuitwish shall be made by written instrument executed by beneficary, and have been been able to be assessive records of the county or counties in which when recorded is the assessive records of the county or which successor trustee. This trust when this deed, duly executed and of the successor trustee. This trust when this deed, duly executed and acknowledged is made a pulse record as provided by law. Tomere is not obligated to notily any party hereto of perfine sale under any other deed of trust or in original proceeding in which grantor, beneficiary or trustee trust or on party unless such action or proceeding is brought by trustee shall be a party unless such action or proceeding is brought by trustee.

attanney, what is an active member of the Oregon State Bar, a bank, inust company region or the United States, a title insurance company authorized to insure title to rea tates or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.595 NOTE: The Trust Deed Act provides that the trustee hereunder m or savings and loan association authorized to do business under property of this state, its subsidiaries, affiliates, agents or branch

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The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is law When the grantor covenants and agrees to and with the beneficiary and those claiming under hun, to fully seized in fee simple of said described real property and has a valid, unencumbered title thereto 15757 and that he will warrant and forever, detend the same against all persons whomsoever. It is mutually afreed that an variable for the former of grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are: primarily for grantor's personal, family or household purposes (see Important Notice below), for an organization, or (even if grantor is a natural person) are for business or commercial purposes. The grantor (a)* primari (a) (b) This deed applies to, inures to the benefit of and binds all Parties hereto, their heirs, legatees, devisees, administrators, executed hereby, whether or not named as a beneficiary herein. In construing this deed and whenever, including pledgee, of the contract of the includes the terminine and the neuter, and the singular number includes the blural. IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year the * 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 applicable and the beneficiary is a creditor beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens.Nesis form No. 1319, on equivalent f. compliance with the Act is not required; disregard this notice. above written. (If the signer of the above is a corporation, use the form of acknowledgement opposite.) HME STATE OF CALIFORNIA -- 15 WITNESS: Brian Brodsky On <u>before</u> me the undersigned, a Notary Public in and for said County and State, personally appeared <u>before</u> me <u>beoos</u> <u>before</u> me <u>beoos</u> <u>before</u> me <u>becoos</u> <u>before</u> me <u>before</u> Angeles person whose name is subscribed to the within instrument as a witness thereto, (or proved to be such person by the oath WTC WORLD TITLE COMPANY of a Credible witness who is personally known to me), who Witness of a credible witness who is personally known to me), being by me duly sworn, deposes and says: That Beigen Arech De. Fresides at that be was present and saw the cleit was present and saw the cleit a me FOR NOTARY SEAL OR STAMP Mamith was present and saw Je Clei Z. personally known to him OFFICIAL SEAL JEANNE NIGH personally known to _____ to be the person described in, and whose name is subscribed to the within and annexed in, and whose name is subscribed to the within and annexed instrument, execute the same; and that affiant subscribed name thereto as a witness of said execution. to be the person described Notary Public-California LOS ANGELES COUNTY My Comm. Exp. Aug. 18, 1989 Signature WTC 082 (Ped. savie strip 1. * 1997) (Ped. Savie strip in the strip in the strip strip in the strip in t De net lese er destrey this Trust Deed OR THE NOTE which it secures. Bath must be delivered to the trustee for concellation before reconveyance will be mode. Tax Account No 5507 007DC 02600 OLGA TRUST DEED DIGE FPOLGON No GENELIS IN C POLATERANTES CANFORD CO. PONTAND ONE (1) COLLICS OF THE COUNTY STATE OF OREGON, V JBVCL KO J532' accolution of Klamath (100) }ss. I certify that the within instrument Smith & James 1250 South Brook hunst Anaheim CA 92804 Grantos Was received for record on the .. 22nd day Legget Leggetz V8/of Rauline Leggetz V8/of Rauline Baneliciary: AFTER RECORDING RETURN TO THE CONDER'S USE Baneliciary: Combailing State Control of Mortgages of said County Record of Mortgages of said County Witness my hand and seal of County affized. MTC County affired. 407 Main Klamath Falls, OR 97601 26bfe- Evelyn Biehn, County Clerk Fee \$13.0021 DEED VILC 5 BY Callens Muller day Deputy TINNES STED