SOLM No. 881-Oregon Trust Deed Series-TRUST DEED. MTC-216	<u>68 C - COPYRIGHT 1888 - STAVENE NESS LAW FUE CO., PORTLAND, OR, J7201</u> ST. DEED V.O. M. M. Page 14175 - W
²⁰ 3361 TRU	ST DEED
WONNITHIS TRUST DEED, made this25th	day of
way I CARD hushand a	nd wife Conuce Mirison TH COUNTY AND
RICHARD P. CARD & MARI J. COMPANY OF KLAMA as Grantor,	TH CONTI Record of Mortsales of Self Compty
SAUNDRA LL'COUCH of order	NESSETH:
Grantor, irrevocably grants, bargains, sells and in <u>Klamath</u> County, Oregon, desc	NESSETH: UP popy Less (And Age) conveys to trustee in frust, with power of sale, the property of sale (And Age) cribed as: (And Age) Status (Age) (And Age) Conveys to trustee in frust, with power of sale, the property of sale (And Age) Conveys to trustee in frust, with power of sale (And Age) Conveys to trustee in frust, with power of sale (And Age) Conveys to trustee in frust, with power of sale (And Age) Conveys to trustee in frust, with power of sale (And Age) Conveys to trustee in frust, with power of sale (And Age) Conveys to trustee in frust, with power of sale (And Age) Conveys to trustee in frust, with power of sale (And Age) Conveys to trustee in frust, and the sale (And Age) Conveys to trustee in frust, and the sale (And Age) Conveys to trustee (Age) Conveys to trustee (Age) Conveys to trustee (Age) Conveys to trustee (Age) Conveys to trustee (Age)
See legal description as it appears	on Exhibit "A" attached hereto and made
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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 connec-tion with said real estate. FOR THE, PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of SIXTY THOUSAND AND NO/100-(\$60,000,00)-

note of even date herewith, payable to beneficiary, or order and made by grantor, the final payment of principal and interest hereof, if

note of even date herewith, payable to beneticiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid to be due and payable in persistence of the date stated above, on which the final installment of said note The date of maturity of the dobt 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 soid, agreed to be soid, conveyed, assigned or alienated by the grantor without lirst 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.

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becomes due and payable. In the event the within dearbors of the sold, conveyed, assigned or alienated by the grantor without thirst have sold, conveyed, assigned or alienated by the grantor without thirst have sold, conveyed, assigned or alienated by the grantor without thirst have sold, conveyed, assigned or alienated by the grantor without thirst herein, shall become immediately due and payable." It is near the security of this trust deed, grantor agrees:
To protect the security of this trust deed, grantor agrees:
To protect preserve and maintain said property in good condition and repair; not to remove and maintain said property in good condition and repair; not to remove any waste of said property in the sold condition. To protect preserve amount of the former and thereon, and pay when due all costs increduations, covenants, condition. To compily with all laws, ordinance increduations, covenants, condition. To compily with all laws, ordinance increduations, covenants, conditions and restrictions allecting said property numeration to the building of the proper public office or continuously maintain insurance on the buildings in avecuating due to the said premises gainst loss or damage by the maintain section for the said premises gainst loss or damage by the maintain and property in the said premises gainst loss or anale by the police of insurance in ow or hereafter preceptable to the said premises gainst loss or anale buildings in a mount not less than \$... Date and your may be applied by beneficiar, and policy of insurance invasion of the said premises gainst loss or anales by iter and policy of insurance invasion and in such order as buildings in any policy of insurance invasion and in such order as buildings in a such other these divered to the beneficiary as soon as insured in a policy of insurance invasion and in such order as beneficiary in a sold property and in the policies of insurance invasion and in such order as the prime and where the and a present and in such order as there a

It is mutually agreed that:

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 coor any portion of the monies payable right, it is o elects, to require that and are in excess of the amount required as compensation for such taking, which and attorney's less necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it irat upon any resonable costs and expenses and attorney's nec-both in the trial and appellate courts, necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and incurred by grantor in such proceedings, shall be necessarily paid or incurred by area-both in the trial and appellate courts, necessarily paid or incurred by dene-both in the trial and appellate courts, necessarily paid or incurred by dene-both in the trial and appellate courts, necessarily paid or incurred by dene-secured hereby; and gramments as shall be necessary in obtaining such courts, pensition, promptly upon do from time to time upon written request of bene-licitary, payment of its less and presentation of this deed, and the note for licitary payment is the shall presentation of this deed, and the note for licitary payment of its less and presentation of this deed, show thout atlection in the liability of the making of any map or plat of said property; (b), join in (a) consent to the making of any map or plat of said property; (b), join in (both the making of any map or plat of said property; (b), join in (both the the making of any map or plat of said property; (b), join in (both the the making of any map or plat of said property; (b), join in (both the the making of any map or plat of said property; (b), join in (both the the making of any map or plat of said property; (b), join in (both the the making of any map or plat of said property; (b), join in (both the the the the making of any map or plat of said property; (b), join in (b) the the there an or plat the

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Instraince' policies' or 'compensation' or an where of any taking or damage of the property, and the application or release thereof as aloresaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. A support of any indebideness secured the property interdiately due and payable. In the second with respect to such pays immediately due and payable. In the default hereunder or invalidate any act done default hereunder or invalidate any act done of the second with respect to such pays immediately due and payable. In the default and the election may proceed to foreclose this unit ded by in equity as a morifage or may direct the trustee to foreclose this unit deed by in equity as a morifage or may direct the trustee to foreclose this other right or the beneficiary of the beneficiary or in the beneficiary or intervent the trustee to foreclose this trust deed by in equity as a morifage or may direct the trustee to foreclose this trust deed by in equity (in the beneficiary or intervent and may include the trustee the default or cleans the beneficiary or intervent and mains end to be recorded hit written notice of default the trustee when the trustee the foreclose the date the trust exclude in ORS do Tomeneed foreclosure by advertisement and by 13.3 (Alter the trustee the Gorone the date the trust econd the trust deed in the default consists of a failure to By paying the sum and the date of the default or default may be cured by tendering the plant and by paying the default or default or default in the default or trust deed. The default may be cured by tendering the plant that is capable of not the beneficiary all coard or by day and the default or by paying the default or trust deed. The default may be a fault or by paying the default or trust deed. The default may be a sub the date the trust econd the date of the default or trust deed. The default may be the default o

which the property is situated, similate the when this deed, duly executed and of the successor trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not obligated only any party hereto of pending salentor, beneficiary or trustee trust or a party unless such action or proceeding in which denoted by 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 attaney, 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 to the Insurance company authorized to insure tille 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.

		14176
The grantor covenants and agrees to fully seized in fee simple of said described r	eal property and has a valid, une	e claiming under him, that he is law- ncumbered title thereto
in the state of the set and because the state of the set of the se	d the same seams: all, persons will a the same seams: all, persons will a the same seams and information sail a the seams and the same the seams and the seams and the same	A STADY ALONG SELECTION AND A STATE AND A
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The grantor warrants that the proceeds of th (a)* primarily for grantor's personal, family (b)*COPARDON 2000 2000 2000 2000 2000 2000 2000 20		
This deed applies to, inures to the benefit of personal representatives, successors and assigns. The secured hereby, whether or not named as a benefic gender includes the feminine and the neuter, and the	I, and binds all parties hereto, their heli he term beneficiary shall mean the holde lary herein. In construing this deed and he singular number includes the plural.	s, legates, devises, administrators, executors, r and owner; including pledgee, of the contract whenever the context so requires, the masculine
IN WITNESS WHEREOF, said gr + IMPORTANT NOTICE: Delete, by lining out, whichever not applicable, if warranty (a) is applicable and the be as such word is defined in the Truth-in-Lending At a	warranty (a) or (b) is meliciary is a creditor nd Regulation Z, the	e day and year first above written.
beneficiary (MUST comply, with the Act and Regulation disclosures; for this purpose use Stevens-Ness Form No. If compliance with the Act is not required, disregard this is supported by the Act is not required, disregard the support of the support of the support of the support of the support (If the signer of the above is a corporation, it county present use the sum of actavaledgement apposite.) The support	1319, or equivalent sur us	The sector is a sector of the
STATE OF OREGON, County of Klamath This instrument was acknowledged before		wiedged before me on
Richard P. Card & Mary J. Card	 A Guine Andream A	Automatical design (constraints) (constraint
(AEAL) * My commission expires: 8-16	My commission expires	And Andrews Andrews (SEAL)
The date of naturally of the debt secure of the debt secure of the date of naturally of the debt secure of t	to be used only when obligations have been pold- many of the structure of the second s	foregoing trust deed. All sums secured by said
trust deed have been fully paid and satisfied. Yo said trust deed or pursuant to statute, to cance berewith together with said trust deed) and to red to the same state of the same same same same same same same sam	u hereby, are directed, on payment to yo [.all_evidences of indebtedness secured convey, without warranty, to the parties conveyance, and documents, to	su of any sums owing to you under the terms of by said trust deed (which are delivered to you a designated by the terms of said trust deed the
ture, et less the photostatical and the rents is a solution of the rents of the second state of the second	nes and thomas and opportunities :	Beneticiary
	which it secures. Both must be delivered to the tru	sies for concellation before reconveyance will be made.
STEVENS.NESS LAW PUB. CO., PORTLAND, ORE	Oregon, described as: it appears on Exhibit "A"	STATE OF OREGON, I county of
2425 Pine Grove Ro Klamate Halls O.R. 9 Grantor Saundra L. Couch Grantor Jost 7 Rosaria: Place	100 Nover Preserved For Recorder 5 USE	at at at a constant of the con
AFTER RECORDING RETURN TO	, husband and wife W OF KLAMATH COUNTY	Record of Mortgages of said County. Witness my hand and seal of County affixed.
MOUNTAIN TITLE COMPANY	TRUST DEED 25 cb day of	NAME THE Deputy

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EXHIBIT "A" LEGAL DESCRIPTION

14177

A parcel of land located in the NE1/4 NW1/4 of Section 9 Township 39 South. Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is located South 00 degrees 06' West a distance of 564.93 feet and West a distance of 160.00 feet from the quarter corner common to Sections 9 and 4; thence West a distance of 203.64 feet; thence North 27 degrees 25' 02" West a distance of 149.99 feet to a point on the Southeasterly right of way line of Pine Grove feet to a point on the Southeasterly right of a 10.4 degree curve to Road; thence Northeasterly along the arc of a 10.4 degree curve to the left a distance 218.43 feet, that chord of said curve bears North the left a distance 218.43 feet, that chord of said chord is 217.01 feet; 51 degrees 15' 25" East and the length of said chord is 288.29 feet to the thence South 21 degrees 02' 55" East a distance of 288.29 feet to the point of beginning.

Tax Account No: 3910,009BA 00900

STATE OF OREGON: COUNTY OF KLAMATH: SS.

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