

1379-N
10025

TRUST DEED

ST day of October, 1990, between

THIS TRUST DEED, made this
MONIE J. COURTNEYMAN

as Grantee, Mountain Title Company of Klamath County
FRED CROTT

as Beneficiary,

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property
in Klamath County, Oregon, described as:

Lots 9 and 10 in Block 18 of HOT SPRINGS ADDITION to the City of Klamath Falls,
according to the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.

Tax Account No: 3809 029DW 01000

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise
connected with the same, 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 FOUR THOUSAND EIGHTY-FIVE AND 73/100 (\$4,085.73) 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 as per terms of note, 19

This class 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.

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

1. To protect, preserve and maintain said property in good condition
and repair, and to insure or cause to be insured any building or improvement thereon
and to cause the same to be insured for not less than the full replacement value thereof.

2. To complete or cause to be completed any building or improvement which may be constructed, damaged or
destroyed, and to cause the same to be insured for not less than the full replacement value thereof.

3. To cause to be insured any building or improvement which may be constructed, damaged or
destroyed, and to cause the same to be insured for not less than the full replacement value thereof.

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33. To cause to be insured any building or improvement which may be constructed, damaged or
destroyed, and to cause the same to be insured for not less than the full replacement value thereof.

34. To cause to be insured any building or improvement which may be constructed, damaged or
destroyed, and to cause the same to be insured for not less than the full replacement value thereof.

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, except: Contract (including the terms and provisions thereof) dated October 15, 1985, recorded October 15, 1985 in Volume M85, at page 16717 Microfilm Records of Klamath County, Oregon, wherein the Vendor is: Eima K. Dietsche. The above Grantor hereby agrees to** and that he will warrant and forever defend the same against all persons whomsoever.

*Intestate and to pay this in full and to hold Seller harmless therefrom.

This grantor warrants that the proceeds of the loan represented by this above described note and this trust deed are:
(a) primarily for grantor's personal, family or household purposes (see Important Notice below);
(b) ~~for the purchase of real property or for the improvement of real property~~ XXXX

This deed applies its terms 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 assumed hereon, 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, said grantor has hereunto set his hand the day and year first above written.

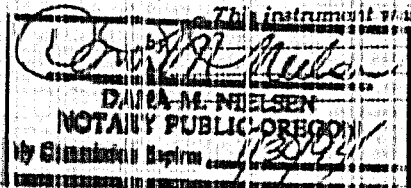
*IMPORTANT NOTICE: Delete, by striking out, whichever is not applicable: (a) or (b) is not applicable; if necessary (a) is applicable and the beneficiary is a creditor or such word is defined by the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Bureau Manual Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

Monte J. Countryman
Monte J. Countryman

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on OCTOBER 1, 1990
by Monte J. Countryman

This instrument was acknowledged before me on _____, 19____,
by _____



Notary Public for Oregon

My commission expires _____

REQUEST FOR FULL RECONVITANCE

To be used only when obligations have been paid.

to: Mountain Title Company of Klamath County

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 evidence 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 herein held by you under the same. Mail reconveyance and documents to _____

DATED: _____

Beneficiary

The fee for recording this trust deed OR ITS NOTE shall be as set. Such must be delivered to the recorder for cancellation before reconveyance will be made.

TRUST DEED

(FORM NO. 181)

REVISED 1988 LAW PUB. CO. - PORTLAND, OR.

Monte J. Countryman
1545 Crescent St.
Klamath Falls, OR 97601

Grantor

Fred Crotts
7045 NE Cleveland Ave.
Portland, OR 97211

Beneficiary

AFTER RECORDING RETURN TO
Mountain Title Company
222 So. Sixth Street
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 1st day of Oct., 1990, at 4:30 o'clock PM., and recorded in book/reel/volume No. M90 on page 19882 or as fee/file/instrument/microfilm/reception No. 20925 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Nielsen Deputy

Fee \$13.00