1914 Nu Itt-impe Ini bed Imter-Si VII BIID Vol.<u>ma0</u> Page 20957 @ 詩本 11 1.12 NTC #2/1383-DN TRUST DEED 起1.564

Datily L.K. Raminy and Shelley L. Rissey, husbard and wife

AS GALLEST, HOUNTAIN TITLE COMPANY OF KLAMATH COUNTY

Orini D. Channur and Beverly Ann Channer, husband and wife

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WITNESSETH:

(Frequer interview stably grants, bargivins, sells and conveys to trustee in trust, with power of sale, the property Ranath County Origon, described as: 10 Here a proceeding to the

Lotin 1 and 2, Block 4, BREWERS RANCHONS, according to the official plat thereof on film in the oldice of the County Clerk of Klimath County, Oregon 10.00000000

Tan Account No: 2407 01840 01000 2407 01840 01900

legistive with all and singular the tenements, dired aments and appartenances and all other rights thereunto belonging or in anywise researcher appartaining, and the rents, issues and profits thereis and all fixtures now or hereafter attached to or used in connec-tion with said real estate. FOR THE PURPOSE OF SECURINI PERFORMANCE of each agreement of grantor herein contained and payment of the THE PURPOSE OF SECURINI PERFORMANCE of each agreement of grantor herein contained and payment of the

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to be use the second of the second of the second of the franks without first laying obtained the written consent of approval of the beneficiary, the first part the maturity dates expressed therein, or beneficiary, that became linearing and parally.

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It is mutually agreed that:

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It is montually a givened that: A is the event likeling portion for all of said property shall be taken when the right of environment dominance conformation. Be when the public is train region of environment of the any portion of the monien required is train reasonable to be a set of the monient required or train reasonable that, expenses and attorney's loss increasing paid of increasing box groups on much proceedings, shall be priod to beneficiary and specified to groups on much proceedings, shall be priod to beneficiary and specified to groups on much proceedings, shall be priod to beneficiary and specified to groups on much proceedings, shall be priod to beneficiary and specified to groups on much proceedings, shall be priod to beneficiary and specified to groups on much proceedings, shall be priod to beneficiary and specified to groups of groups of the buildness applied upper the isotochering merceful beneficiary and the buildness applied upper the isotochering and much shall be method beneficiary and the mechanism of the spectra of a restrict any merce there be and proved. R At any time with recovery merce of the spectra method is of a spectra of the provident of the spectra and provide the of any prime and presentation of the induction of briefs of any time at the ball recovery and the of the provident of bene-mentions of the spectra of the provident of the spectra and the role for and the of any provident of the provident of the spectra the listed if of any provident of the provident of the spectra (a) there are no be analytic of and provident of the spectra (b) addition of the spectra of the ball of the distance and the trace may (a) there are no be analytic of and provident of the provident of the spectra of the spectra (b) for the provident of the provident of the ball ball of the of ball here of the provident of the spectra of the ball ball of the provident of the ball ball of the provide

PUBLISHING CO., PORTLAND, OR \$7204

transing any ensement or creating any restriction thereon; (c) join in any ubordination or other agteement allecting this deed or the lien or charge thereol; (d) reconvey, without warranty, all or any part of the property. The transfe in any reconveyance may be described as the "person or persons regally entitled thereo," and the recitals therein of any matters or lacits shall be conclusive posol of the truthfulness thereof. Trutter's fres lor any of the evences mentioned in this paragraph shall be not less than \$5. 10. Upon any cleault by grantor hereunder, beneficiary may at any time without nutice, either in person, by agent or by event to bap-pointed by a court, and without regard to the adduary or any each pro-the indebidness hereby secured, enter upon and take possession of said prop-rity or any part thereo, in its own name suo otherwiseion of said prop-rity or any part thereo, in its own name suo otherwise courts for provide a profix, indebidness secured hereby, and in such order as bene-lizing rang determine. I. The entering upon and taking possession of said property, the collection of such rents, issues and prolits, or the proceeds of line and other present oplicies or compensation or wards for any rating of damage of the property, and the application or release thereout as alonged other pravate the application or telease thereout on invalid and and and and provide any delaut to notice of delaut hereunder or invalidate any act done pursuant to sach rolice. 1. Upon delault by grantor in payment of any indebidness secured

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together with trustee's and attorney's lees not exceeding the amounts provided by law 14. Otherwise, the sale shall be held on the date at 1 at the time and place designated in the notice of sale or the time to whe's said sale may be postponed as provided by law. The trustee may sell suid property either in one parcel or in separate parcels and shall sell the purcel or parcels at suction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or im-plied. The recitals in the deed of any matters of lact shall be conclusive prool of the truthhulness thereol. Any person, excluding the trustee, but including the gisnicer and beneficiary, may purchase at the sale. "Is. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of alse to payment of (1) the expense of sale. In-cluding the compensation of the trustee and a reasonable charge by trustee's autorney. (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens unbayquent to the interest of their priority and (4) the surplus, it any, to the grantor or to his successor in interest entitled to successor is provided by the processor in interest entitled to successor in successor in successor is successor in successor in successor is successor in successor in successor is successor in successor is successor in successor is successor in successor in successor is successor in successor in interest entitled to successor is successor in interest

surplut, if any, to the grintor or to his successor in inferest entitled to such surplut. 16. Beneliciary may from time to time appoint a successor or succes-ors to any trustee anned herein or to any successor trustee appointed here-under. Upon such appointment, and without conveyance to the successor truster, the latter shall be rested with all title, powers and duites conferred and substitution shall be made by written instrument executed by beneficiary, which, when trooved in the martgage records of the county or counties in which, the property is situated, shall be exceeden the county or counties in which, the property is situated, shall be exceedent provided by there appointment of the successor truster accepts this trust when this deed, duly executed and echnowledged is made a public record as provided by law. Trustee is not obligated to notify any party hereto al pending sale under any other deed of trust or of any action or proceeding in which firstor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

mey, who is an active member of the Oregan State Bar, a bank, trust company t or five United States, a title insurance company authorized to insure tille to real or any agency threeof, ic ran escrow agent (sensed under 026 869.535) to 890.585. hastill. The Trust Devel Ait is puicles this the trustee here after that he either on oth er savings and loan emericanon authorized to do buines und't the laws of Orega property of the pase, its surged even, affiliates, agents of brongies, the United State

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The import covariants and series to and with the beneficiary and those claiming under him, that he is law-

except none

und that he will warrant and for iver defend the same equinst all persons whomsoever.

The stinutor warrants that the protectly of the loan represented by the above described note and this trust deed are: (a)* minarily for sinutor's personal, leadly or household purposes (see Important Notice below), (Occurrencesses) uncontrasts only white discontrate symplectic contract of the second se

This deal applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and usifies. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secures hereby, whether or not named us a leveliciary herein. In construing this deed and whenever the context so requires, the masculine dender includes the femining and the neules, and the singular number includes the plural.

IN WITNESS WHEREOF, sud grantor has hereunto set his hand the day and year first above written.

• IMPORTANT I (CIICE: Delete, by lining out, which over warranty (a) or (b) is not applicable; if warranty (a) is applicable; and its beneficiary is a creditor is such word it defined in the Truth-In-Let i ing the condition by making required beneficiary Mill II assayly with the Act cast Regulation by making required factorsmu; for this purpose with Stavenn-Nexi Form No. (319, or act walent, W complement with the Act is not required, (d) reg is this notice.

Daniel K. Shelley L. (Ramsey)

STATE OF CREGON, County of Klamath October This is trument was acknowledged before me on Duile K. Ransey and Shelley L. Ramsey by This iss trument was acknowledged before me on by as f OTICIAL SEAL ,S RONALD IA SOMWEVELDT Notary Public for Oregon NOTART PUSLIC - OLESON 94 COMMISSION NO. COMIS ATY COMMISSION JUPIFI & ONT. 9, 1994

REQUEST FOR FULL RECONVEYANCE

In he used only when abligations have been paid.

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The undersigned is the legal owner and holder of all incebtedness, 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 curcel all evidences of indebtedness secured by said trust deed (which are delivered to you bereat to together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate new hult by you unler the same Mail reconveyance and documents to

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DATED:

TO:

Beneticiary

Do not belie as dontray this Trest Dood OE 1948 19 JE which is second. Jobs must be delivered to the trustee for concellation before reconveyonce will be made.

TRUST DEED		Maria International Intern International International Internationa International International International International International International International International International International Internationa Internationa Intern	STATE OF OREGON, County ofKlamath}ss.
Daniel N., Ransey & Shelley L. P.O. Box 23 Cresent Lake Junction, ON 974	25	ACE RESERVID	was received for record on the 17th. day of
Orin D. Channer & Beverly Ann P.U.BOK. 324 GMMS.JOK 97737	1993 - 1993 日本	FOR CONDER'S USE	page 20957 or as fee/file/instru- ment/microfilm/reception No. 21564, Record of Mortgages of said County. Witness my hand and seal of
Mountain Title Chapany (cb]]	Fec \$13	मान्य विद्युद्ध के सिंह कि सिंह इ.स. १९२१ के बाह्य के स्थित इ.स. १९२१ के बाह्य के स्थित	County allized. Evelyn Biehn, County Clerk NAME By Q. Aulton Mullanders Deputy