

36385

After recording mail to:
U.S. Bancorp Mortgage Company
4915 SW Griffith Drive
Suite 220
Beaverton, OR 97005
Attn: Tracy Kiefel
Loan #30068806

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30621

mtc 25216-14

[Space Above This Line For Recording Data]

State of Oregon

DEED OF TRUST

FHA Case No.

431-2569526-748

THIS DEED OF TRUST ("Security Instrument") is made on June 4, 19 91
The grantor is Mary M. Benterou and Larry J. Benterou

("Borrower"). The trustee is Mountain Title Company of Klamath County
Town & Country Mortgage

("Trustee"). The beneficiary is

which is organized and existing under the laws of the State of Oregon, and whose
address is 1004 Main Street Klamath Falls, OR 97601

("Lender"). Borrower owes Lender the principal sum of
Forty-nine Thousand Two Hundred and One Dollar and NO/100

Dollars (U.S. \$ 49,201.00)

). This debt is evidenced by Borrower's note dated the same date as this Security
Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on
July 1, 2021.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced
by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest,
advanced under paragraph 6 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants
and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to
Trustee, in trust, with the power of sale, the following described property located in Klamath County, Oregon:

Lots 1, 2, and 3, Block 2, RAINBOW PARK ON THE WILLIAMSON, TOGETHER
WITH an undivided 3/68th interest in Lots 4 and 5, Block 1, in the
County of Klamath, State of Oregon, TOGETHER WITH an easement 12 feet
wide for ingress and egress purposes over the existing road which
begins at German Brown Lane on Lot 5 and extends Northeasterly through
the Southern portions of Lots 4 and 5, Block 2, RAINBOW PARK.

Tax account no.: 3407 022CA 01000

This document is being re-recorded to add the second home rider
reRECORDED TO CORRECTLY REFLECT ADDITION OF SECOND HOME RIDER TO TRUST DEED
PREVIOUSLY RECORDED IN M91 Page 11291.

which has the address of 222 N. German Brown Lane, Chiloquin
Oregon 97624 [ZIP Code], ("Property Address");

[Street, City],

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances,
rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the
property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred
to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage,
grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants
and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the
debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payments of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together
with the principal and interest as set forth in the Note and any late charges, an installment of any (a) taxes and special assessments
levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for
insurance required by paragraph 4.

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 none

and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:
(a)* primarily for grantor's personal, family or household purposes (see Important Notice below),
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

This deed applies to, inures 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 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, said grantor has hereunto set his hand the day and year first above written.

* 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 Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

Sally L. Reynolds
SALLY L. REYNOLDS

CALIFORNIA
STATE OF ~~OREGON~~ County of NEVADA) ss. October 15, 1991
This instrument was acknowledged before me on
by SALLY L. REYNOLDS
This instrument was acknowledged before me on _____, 19____,
by _____
as _____



Kathleen A. Richardson
Notary Public for ~~OREGON~~ California
My commission expires 12-22-92

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: _____, Trustee

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 evidences 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 now held by you under the same. Mail reconveyance and documents to _____

DATED: _____, 19____

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED

(FORM No. 881)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

SALLY L. REYNOLDS
14551 LITTLE HILL LN.
GRASS VALLEY, CA 95945

Grantor

CLIFFORD W. NELSON and IRIS NEILL NELSON FOR

SPACE RESERVED
FOR
RECORDER'S USE

KLAMATH FALLS, OR 97601

Beneficiary

AFTER RECORDING RETURN TO
MOUNTAIN TITLE COMPANY
OF KLAMATH COUNTY

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 22nd day of Oct., 19 91, at 9:45 o'clock A.M., and recorded in book/reel/volume No. M91 on page 22063 or as fee/file/instrument/microfilm/reception No. 36384 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By R. Anderson Deputy

Fee \$13.00