42588	nob and base and tax als TRUST BEED save bies, 1038 Hyr accerting Mi Vol. <u>m92</u> Page <u>::6126</u> made this <u>23.60</u> day of <u>IMARCH</u> , 1922, between
PURE PROJECT	made this <u>CORE</u> day of <u>FARRACE</u> , 1977, Detween RUTH I. LUND , as Trustee , and <u>KLAMATH COUNTY</u> , as beneficiar
FURE FROJECT	witnesseth:

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

SEE ATTACHMENT #1

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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 connection with the said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of (\$ 2,886.91). This loan shall be interest-free (0%) and shall be due and payable in full upon sale or transfer, for any reason, of the subject property. The full amount of this note is due until July 1, 1993. After July 1, 1993 this note shall be reduced at a rate of 20% of the total each year over the next five (5) years and will be deemed fully satisfied July 1, 1998.

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

1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of said property.

2. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property.

It is mutually agreed that:

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3. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, if it so elects, to require that all or any portion of the monies payable as compensation for such taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary.

4. Trustee accepts this trust when this deed, doly executed and acknowledged is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully soized in fee simple of said described real property and has a valid, unencumbered title thereto, 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 for improvement of dwelling heating system on described property.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devicees, administrators, executors, personal representatives, successors and assigns. The terms beneficiary shall mean the holder and owner, including pledges, or the contract secured hereby, whether or not named as a beneficiary herein. In construing this redeed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

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LEGAL DESCRIPTION:

Beginning at a point which lies North 1° 12' West, a distance of 331.4 ft along the section line and North 88° 57'East, a distance of 409.5 feet more or less from the iron axle which marks the one quarter section corner common to sections 10 and 11, Township 39 S., R9 EWM, and running thence; continuing North 88° 58' East, a distance of 67.5 feet to a point; thence North 1° 12' West parallel to the Section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S1/2 SW1/4 NW1/4 of section 11; thence South 88° 58' West along the North line of the S1/2 SW1/4 NW1/4 of Section 11, a distance of 67.5 feet; thence South 1° 12'East a distance of 331.5 feet, more or less, to the point of beginning, said tract being the east half of that tract of land conveyed to Clara A. Clifton by J.H. Winter et ux by deed recorded in Book 178 at page 173 of Klamath County, Oregon, deed records and further being described as tract 10 of Winters Tracts according to the unrecorded plat thereof, said tract continuing .5 of an acre more or less, in the S1/2 SW1/4 NW1/4 of Sec 11, Township 39 S., R.9 EWM. There is reserved for road purposes a strip of land 30 feet wide along the Southerly side of this tract.

6125

STATE OF OREGON: COUNTY OF KLAMATH: _24th _ dav the ____ A.D., 19 92 at 9:31 o'clock A.M., and duly recorded in Vol. M92 Filed for record at request of _____ ____ on Page _____ 6126____ March of _ Mortgages County Clerk of _ Evelyn Biehn By Qauline Mulandore \$20.00 FEE