

47165

BARGAIN AND SALE DEED

Vol 92 Page 14816

KNOW ALL MEN BY THESE PRESENTS, That SAMMI L. HILSABECK

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
GEORGE NILE BROWN & SUSAN Q. BROWN, Husband and Wife

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County  
of KLAMATH, State of Oregon, described as follows, to-wit:

Tract 90, PLEASANT HOME TRACTS, according to the official plat thereof on  
file in the office of the County Clerk of Klamath County, Oregon.

This Trust Deed is an all-inclusive Trust Deed and is being  
recorded second and junior to a first mortgage in favor of  
ODVA, as mortgagee.

See attached exhibit "A" of which is made a part hereof by  
this reference

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE

However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which).<sup>3</sup> (The sentence between the symbols <sup>3</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25 day of June, 1992;  
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-  
ized to do so by order of its board of directors.

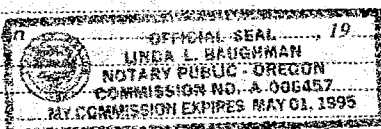
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND  
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING  
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE  
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR  
COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

X Sammi Hilsabeck

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on 19, 1992,  
by Sammi Hilsabeck

This instrument was acknowledged before me on 19, 1992,  
by Linda L. Baughman  
as Notary Public Oregon  
of My Commission Expires May 01, 1995



SAMMI L. HILSABECK

1818 Hope St.

Klamath Falls, OR 97603

Grantor's Name and Address

GEORGE N. & SUSAN Q. BROWN

1818 Hope St.

Klamath Falls, OR 97603

Grantor's Name and Address

After recording return to (Name, Address, Zip):

MOUNTAIN TITLE COMPANY

P. O. Box 5017

Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

WILFRED D. & DOTTIE MATTHEWS

P. O. Box 2494

White City, OR 97503

STATE OF OREGON,

County of ) ss.

I certify that the within instru-  
ment was received for record on the  
day of 19, 1992,  
at o'clock M., and recorded  
in book/reel/volume No. on  
page or as fee/file/instru-  
ment/microfilm/reception No.  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

NAME TITLE  
By Deputy

## EXHIBIT A

This Trust Deed is an All Inclusive Trust Deed and is second and subordinate to the Mortgage now of record which was recorded on June 20, 1979 in Volume 1779 Page 14579 Microfilm Records of Klamath County, Oregon, in favor of ODVA Mortgagee which secures the payment of a Note therein mentioned.

The Beneficiary, named herein, agrees to pay, when due, all payments due upon the said Promissory Note recorded in favor of ODVA and will save the Grantors herein harmless therefrom.

Should the said Beneficiary herein default in making any payments due upon said prior Note and Mortgage, Grantor herein may make said delinquent payments and any sums so /paid by the Grantor herein shall then be credited upon the sums next to become due upon the Note secured by this Trust Deed

The Balance of this note must always match with the balance of the underlying loan with ODVA. The underlying loans interest rate is an adjustable rate. Therefore it shall be the responsibility of the Seller to contact Mountain Title Company in writing of any change in interest rate and any change in the monthly payment amount.

Buyer's payment does include 1/12th of the real property taxes. Each year the Seller shall pay the real property taxes, beginning with the 91-92 fiscal year, and said real property taxes shall be added back to the balance of this note secured by an All Inclusive Trust Deed. Mountain Title Company shall be notified in writing by all parties if an adjustment is necessary in the payment amount due to increase or decrease in taxes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 7th day  
of July A.D. 19 92 at 3:41 o'clock P.M. and duly recorded in Vol. M92  
of Deeds on Page 14816

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline M. Mendenhall