H91013-170 82252791

'92 OCT 25 AH 9 58 TRUST DEED granter has hereund set his band the day and year first above written made this ZAO day of CARL R. KESSLER AND SUSAN L. KESSLER OCTOBER Trust Deed, made this as Grantor(s), as Trustee, and KLAMATH COUNTY as beneficiary, PURE PROJECT WITNESSETH: Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in Klamath County, Oregon, described as: Lot 7 in Block 305 of DARROW 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. Speciment property of the second property 1992 CARR JAKETARO NOME TO ALHOT ENCIR dogro o leotya. As SYOT A DUS ENGINEER TOWN IN 1975

time to the bruger the feet with group extinct by the 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). 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 7-1-93 After __ 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 7-1-98

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:

3. In the event that any portion or all of said property shall be t. ken 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, duly 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.

and the second states and the control of the second STAG RO 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, and that he will warrant and forever defend the same against all persons whosoever. Record of Manager of aid Spining

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, insures 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 deed 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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	F) said grantor has hereu	nto set his hand	the day and year fi	TOUR OF ANTICICITY	
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CARL R. KESSLER		Tweesent	SUSAN L. KES	SLER	soler
STATE OF OREGON	si Ki (sath Tallm. AO , 55(a (o.o.ty)	RL R. KESSL	VOITIGGA SOF ER AND SUSAN I	KESSLER	
This instrument was ackno	wledged before me on	OCTOBER	<u>23</u> , 19 9 7	. #U955/36	
(SEAL)	DONALD J NOTARY PUI COMMISSIO MY COMMISSION E	AL SEAL . HOPERICH BLIC-OREGON IN NO, 011490 EXPIRES DEC. 5, 1995	Notary Public fo	1.//1 r Oregon	
My commission expires:	12-5-95				

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