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K-44929

TRUST DEED

After recording, this Trust Deed shall be delivered to:  
ROBERT S. LOVLIE, 40 NW GREENWOOD, BEND OR 97701

Trust Deed made this 16 day of March, 1993, between DAVID R. BURRITT and MARYANN BURRITT, husband and wife, as Grantor, and FRED J. HEETER and WINAFRED R. HEETER, an estate in fee simple as tenants by the entirety, as Beneficiary, and KLAMATH COUNTY TITLE COMPANY, as Trustee.

Grantor conveys to Trustee in trust with the power of sale the following described property in Klamath County, Oregon:

Lot 6 in Block 3 of Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions contained in the dedication of Crescent Pines, as follows: "...said plat being subject to: (1) a 25.00 foot building setback line along the front of all lots and a 20.00 foot building setback line along all street side lines. (2) 16.00 foot utility easement centered on all back and side lines."

2. Restrictions upon use and occupancy Crescent Pines of Klamath County, State of Oregon, recorded August 16, 1972, in Volume M72, Page 9167, Deed records of Klamath County, Oregon.

3. A perpetual nonexclusive easement, including the terms and provisions thereof, from Fred J. Heeter and Winafred R. Heeter, husband and wife, grantor to Chad E. Niedermeyer and Terese E. Niedermeyer, husband and wife, grantees, dated October 3, 1984, recorded October 25, 1984, in Volume M84 page 18325, Deed records of Klamath County, Oregon.

4. Electric Line right of way easement, including the terms and provisions thereof from Chad Niedermeyer and Terese F. Niedermeyer to Midstate Electric Cooperative, Inc., a cooperative corporation, dated August 27, 1984, recorded January 15, 1985, in Volume M85 Page 897, Deed records of Klamath County, Oregon.

This Trust Deed is for the purpose of securing performance of a promissory note of even date executed by Grantor and payable to Beneficiary.

- 1 - TRUST DEED (RSL:HEET02)

Holmes Hurley Bryant Lovlie ☒ Lynch  
ATTORNEYS AT LAW

40 N.W. Greenwood P.O. Box 1151 Bend, Oregon 97709-1151 (503) 382-4331 Fax (503) 389-3386

Grantor agrees:

(1) To protect, preserve and maintain said property in good condition and repair and 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.

(3) To keep the property free from all liens and to pay all taxes, assessments, maintenance charges or other charges that may be levied or assessed upon or against said property before the same become past due or delinquent. Beneficiary, at their option, may pay such items when the same become delinquent and the amount so paid shall be added to the principal owing under the promissory note above described at the same rate of interest and with costs for collection.

(4) To pay all costs, fees and expenses incurred by Beneficiary or Trustee under this agreement, including the costs of title search and other costs and expenses incurred in connection with or enforcing this obligation, including attorneys' fees.

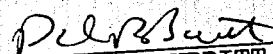
(5) Upon default by Grantor of any provision of this agreement Beneficiary may declare all sums secured hereby to be immediately due and payable.

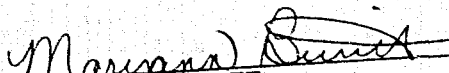
(6) To maintain adequate fire insurance coverage on improvements on the said property, with Beneficiary as a loss payee to the extent of their interest.

Grantor is the owner of the above described property free and clear of any encumbrances, except those above described and will warrant and defend the same against all persons.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED 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.

IN WITNESS WHEREOF, Grantor has executed this agreement the day and year first above written.

  
DAVID R. BURRITT

  
MARYANN BURRITT

- 2 - TRUST DEED (RSL:HEET02)

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STATE OF OREGON, County of Deschutes, ss:The foregoing instrument was acknowledged before me this  
day of March, 1993, by DAVID R. BURRITT.Danna Alger  
Notary Public for OregonMy Commission Expires 5-28-94STATE OF OREGON, County of Deschutes, ss:The foregoing instrument was acknowledged before me this  
day of March, 1993, by MARYANN BURRITT.Danna Alger  
Notary Public for OregonMy Commission Expires 5-28-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 19th day  
of March A.D., 19 93 at 2:03 o'clock P. M., and duly recorded in Vol. M93  
of Mortgages on Page 5712.

Evelyn Biehn County Clerk

By Dorlene Mullendore

FEE \$20.00

- 3 - TRUST DEED (RSL:HEET02)

Holmes Hurley Bryant Lowden & Lynch  
ATTORNEYS AT LAW

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