Volmay Page 4592 02-11-94A11:00 RCV TRUST DEED IN WILLESS WEREOF, and gradulate sections and the hand the day and year may above wheren 1011 day of Trust Deed, made this as Grantor(s). JAMES PETERS AND DORIS J. PETERS PURE PROJECT as Trustee, and KLAMATH COUNTY as beneficiary. PRHITZY PXIMAL Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in Klamath County, Oregon, described as: STATE OF OREGON das ellanes deters and doubs de perses County of Klamath SEE ATTACHED LEGAL DESCRIPTION" This institutions was accorded as before rate on OFFICIAL SEAL ... DONALD J. HOPERICH NOTARY PUBLIC GREGON COLUMNS ICH NO. 011490 (SEAL) ATY COMMISSION EXPENSES DEC. 4 1905 My commission exclusi REQUISE FOR TULL RECONVEYATOR To be used gally when obligations have been paid or men Pranter: The undersigned is the legal evider and helder of all indebtedness seemed by the excepting trust deed. All cures seemed by said Together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging of in anywise now, or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in said trust deed the estate now held by you under the same. Mail reconveyance and documents that the said that the said trust deed the estate to be a said trust deed to be a said tru FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of 2,520.00). 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 7-1-94. After 7-1-94 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 フーノータタ

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

10 protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or 1 and 1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or 1 and 1. 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 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, 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.

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 Mortgages of said County variotivasti

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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LEGAL DESCRIPTION

All that portion of Lot 27 of SUMMERS HEIGHTS described as follows:

Beginning at a point on the North line of Carlon Way which is 12.5 feet West of the Southwest corner of Lot 28; thence continuing West a distance of 76.0 feet, more or less, to the Southwest corner of that certain parcel conveyed by Everett Dennis et ux to R.A. Brackman by deed dated March 15, 1958 and Recorded in Volume 299, Page 402 deed records of Klamath County, Oregon; thence North along the West line of said parcel to its intersection with the Southerly line of the U.S.R.S. A-3 lateral; thence So. 76 degrees 18' W along said line a distance of 93.1 feet, more or less, to it's intersection with the East line of Lct 26 extended; thence South along said East line extended to a point which is 15.0 feet North of the Northeast corner of Lot 26; thence East along a line parallel to and 27.0 feet North of the North line of Lots 25 and 24 a distance of 160.0 feet to the West line of Hilldale Street; thence North along said West line a distance of 23.0 feet to the point of beginning. Together with a perpetual easement over the portion of land 27 feet in width lying adjacent to and lengthwise along the South boundary of the most Easterly 99.8 feet of the above described property; and subject to a perpetual over the South 23 feet of the most Easterly 99.8 feet of the above described property, making 50 feet in width and 99.8 feet in length for roadway and utilities. Also subject to right of way for Power lines, and to right of way for sewer lines to South Suburban Sanitary Dist. and to all future charges thereof, and to Klamath Irrigation District future charges for irrigation water, and to restrictions recorded July 11, 1950 in Vol 240, page 150, Deed Record of Klamath County, Oregon.

STATE OF OREGON: C	OUNTY OF KLAMATH:	SS		
#요즘 이 나타를 하는데 하는 바라를 받았다.				the 11th day
Filed for record at reque	St OfO OA	11:00 o'clock	AM., and duly reco	orded in Vol
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