

**TRU IT DEED**

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....., as Grantor,  
 MOUNTAIN TITLE COMPANY OF KLAATH COUNTY  
 TRUSTEES OF THE STANEART FAMIL' TRUST dated January 28, 1988  
 ....., as Trustee, and

**WITH ESSETH:**

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

LOTS 3 AND 7 IN BLOCK 45 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 property

FOR THE PURPOSE OF SECURING PERFORMANCE, each agreement of grantor herein contained and payment of the sum of \*\*\*\*\* SIX THOUSAND NINE HUNDRED AND NO / 100ths \*\*\*\*\*

note of even date, herewith payable to beneficiary or order and is not sooner paid to be due and payable per terms of note

Dollars, with interest thereon according to the terms of a promissory note by grantor, the full payment of principal and interest hereof, if

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The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of the note becomes due and payable.

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

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

2. To complete or restore promptly and in good and habitable condition any building or improvement which may be constructed, damaged or destroyed thereon, and pay when incurred the costs incurred herefor.

3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property, if the beneficiary so requests, to join in executing such financial statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for filing same in the proper public office, offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the beneficiary.

[illegible]

1. To keep the property free from encumbrances upon or against the property before the trust is properly delivered thereto by beneficiary, the trustee shall pay out of the funds of the trust all taxes, assessments and other charges payable by grantor with respect to the property, and shall at its option make payment secured hereby together with the obligations hereunder secured by this trust deed without notice with interest as aforesaid the property hereinbefore and the payment of the obligation hereunder and the maintenance thereof shall at the option of the trustee constitute a breach of this trust deed.

trustee, including his cost of title search as well as the other costs and expenses of the trustee's and attorney's fees actually incurred, to affect the security rights or powers of beneficiary or trustee; may appear, including any suit for the foreclosure of this deed, to pay all costs and expenses, including attorney's fees, the amount of attorney's fees mentioned in this paragraph, in all cases shall be the trustee's obligation and the trustee shall be bound by the trial court and in the event of an appeal from any judgment or decree of the trial court shall adjudge reasonable as the beneficiary's or trustee's attorney's fees on such appeal as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney's fees on such appeal.

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NOTE: The Trust Deed Act provides that the trustee lender must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company, a title agent licensed under ORS 906.305 to 906.383, or a subsidiary, affiliate, agent or branches, the United States or any agency thereof, or an escrow agent.

## TRUST DEED

JESSE JACKMAN WITHERS  
BOX 138 AAA, ROUTE 2  
TULI LAKE, CA 96134

TRUSTEES OF THE STANEART FAMILY  
6107 CHINOOK AVENUE

~~WEST WINGSTER, IN 02683~~  
After forwarding Return to (Name Address, City,

MOUNTAIN TITLE COMPANY  
OF CLAMATH COUNTY

SPA : RESERVED  
FOR  
RECORDER B USE

DATED . JANUARY 28.

STATE OF OREGON,  
County of \_\_\_\_\_

Courty of. } ss.

~~I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel, volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee file instru\_\_\_\_\_~~

1948/microfilm/reception No. ....  
Record of ..... of said County

Witness my hand and seal of  
County affixed.

NAME \_\_\_\_\_

**TITLE**

By \_\_\_\_\_, Deputy

