MTC 35246

TRUST DEED

05-15-95P03:53 RCVD

THIS TRUST DEED, made on day 8 of 95. between THOMAS J. EBELING and KATHLEEN E. EBELING, husband and wife, as Grantor, BEND TITLE COMPANY, an Oregon Corporation as Trustee, and HAROLD ELLIOT, as Beneficiary,

## 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 18, Block 4, PLAT NO. 1204, LITTLE RIVER RANCH, according to the official plat thereof of file in the office of the County Clerk of Klamath County, Oregon.

together with all and singluar 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

together with all and singluar the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appetianing, 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 of each agreement of grantor herein constant and payment of the sum of "\*SEVENTEEN THOUSAND THREE HUNDRED FIFTY\*\* Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made payable by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable to pure summer of principal and interest hereof, if not sooner paid, to be due and payable to pure summer of the beneficiary or all the payable. The protect the security of the payable to the sound of the beneficiary or all collegates of the protect protect of the summer of the payable.

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

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 and the protect preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon, and pay when due all conditions and property in good conditions and restrictions affecting the property; if the beneficiary was rounded to the property of the property of the property; if the beneficiary was rounded to pay for filing same in the proper public office or 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 was roon under the pay and the property of the property and to pay for the pay produce and to pay for the property and to pay for the pr

NOTE: The Trust Deed Act provides that the Trustee hereunder 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 authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

TRUST DEED ESCROW NO. SR-14288KM	STATE OF OREGON, }ss. County of I certify that the within instrument
THOMAS J. EBELING and KATHLEEN E. EBELING 4820 NE 34TH FORTLAND, OR 97211 Grantor HAROLD ELLIOT 19505 COMANCHE LANE BEND, OR 97702 Beneficiary	was received for record on the day of 19 or and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm /reception No. Recordof Mortgages of said County.  Witness my hand and seal of
After recording return to OLO THU UMPUNY P.O. MOX 4325 SUNCIVER, OR 97707	County affixed.  By Deputy

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 and applied by it first upon any such reasonable costs and expenses and attorney's fees, both in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, shall be paid to be enterlained and proceedings, and attorney's fees, both in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, and attorney's fees, and the proceedings of the proceeding of the proceedings of the proceeding of the proceedings of the proceedings of the proceeding of the proceeding

July 8, 1994 in Volume M94, Page 21210, Microfilm Records of Klamath County, Oregon.

and that the grantor will warrant and forever defend the same against all persons whomsoever.

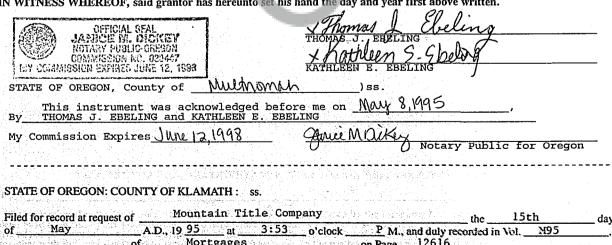
The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:

(a) primarily for grantor's personal, family, or household purposes [NOTICE: Line out the warranty that does not apply]

\*\*RONTOR: A REPRENEURAL TO SERVICE AND A REPRENEURATION AND A REPRENEURAL TO SERVICE AND

In construing this mortgage, it is understood that the mortgager or mortgagee may be more than one person; that if the context so requires, the singular shall be taken to mean and include the plural and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.



Mortgages on Page <u>12616</u> of Bernetha G. Letsch, County Clerk

annette Mueller \$15.00 FEE

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.