

20384

ATC#03044781

LINE OF CREDIT MORTGAGE
DEED OF TRUST

Vol. 196 Page 18826

RETURN TO:

Green Tree, P.O. Box 1570, Tualatin, OR 97062
PARTIES: This Deed of Trust is made on June 18, 1996, among the Grantor,STEVEN R. GRIFFITH

("Borrower"), RONNIE P. SKRIN 101 SW Main St. 15th Floor, Portland, OR 97204 ("Trustee"),
and the Beneficiary, STONECREST HOMES
a _____ organized and existing under the laws of Oregon, whose address is _____
17350 S. SIDE HIGHWAY, KLAMATH FALLS, OR 97603 ("Lender").

CONVEYANCE: For value received, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the real estate described below and all rights, easements, appurtenances, rents, leases and existing and future improvements and fixtures (all called the "property").

PROPERTY ADDRESS: 1430 ROSE ST KLAMATH FALLS, Oregon 97601
(Street) (City) (Zip Code)

LEGAL DESCRIPTION:

All of the property located at 1430 ROSE ST in the
City/Town/Village of KLAMATH FALLS, County of KLAMATH,
State of OR, in which the Borrower has an ownership, leasehold or other
legal interest. This property is more particularly described on the schedule titled
"Additional Property Description" which is attached hereto as Exhibit A,
together with a security interest in that certain 1994, 66 X 28
mobile home, serial number _____.

The Borrower does hereby authorize the Lender or its assigns to obtain a
more detailed property description after the Borrower has signed the Mortgage,
and to attach Exhibit A after the Borrower has signed the Mortgage.

located in KLAMATH County, Oregon.

TITLE: Borrower covenants and warrants title to the property, except for nothing.

SECURED DEBT: This Deed of Trust secures to Lender repayment of the secured debt and the performance of the covenants and agreements contained in this Deed of Trust and in any other document incorporated herein. Secured debt, as used in this Deed of Trust, includes any amounts Borrower owes to Lender under this Deed of Trust or under any instrument secured by this Deed of Trust, including all modifications, extensions, and renewals thereof.

The secured debt is evidenced by (List all instruments and agreements secured by this Deed of Trust and the dates thereof.):

A Universal Note or Manufactured Home Retail Installment Contract and
Security Agreement executed by Buyer/Borrower.

☐ Revolving credit agreement dated _____ Advances under this agreement may be made and repaid and again made subject to the dollar limit described below.

Future Advances: The above debt is secured even though all or part of it may not yet be advanced. Future advances are contemplated and will be secured to the same extent as if made on the date this Deed of Trust is executed.

The above obligation is due and payable on 309 months from last disbursement not paid earlier.

The total unpaid balance secured by this Deed of Trust at any one time shall not exceed a maximum principal amount of _____

SIXTY SEVEN THOUSAND FIVE HUNDRED FIFTY SEVEN AND 00/100 Dollars (\$ 67,557.00),
plus interest, plus any amounts disbursed under the terms of this Deed of Trust to protect the security of this Deed of Trust or to perform any of the covenants contained in this Deed of Trust, with interest on such disbursements.

☐ Variable Rate: The interest rate on the obligation secured by this Deed of Trust may vary according to the terms of that obligation.

☐ A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this Deed of Trust and made a part hereof.

RIDERS: ☐ Commercial ☐ _____

SIGNATURES: By signing below, Borrower agrees to the terms and covenants contained in this Deed of Trust, including those on page 2, and in any riders described above signed by Borrower. Borrower also acknowledges receipt of a copy of this Deed of Trust on today's date.

Steven R. Griffith
STEVEN R. GRIFFITH

ACKNOWLEDGMENT: STATE OF OREGON, Klamath County ss:
On this 18th day of June, 1996, personally appeared the above named

STEVEN R. GRIFFITH and acknowledged
the foregoing instrument to be his voluntary act and deed.

(Official Seal)

My Comm. Expires 1/31/98
OFFICIAL SEAL
CAROLE JOHNSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 031504
MY COMMISSION EXPIRES JAN 31, 1998

Before me:

Carole Johnson
Notary Public for Oregon

REQUEST FOR RECONVEYANCE

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Date: _____

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EXHIBIT "A"

LOTS 74 AND 75, LEWIS TRACTS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 25th day
of June A.D., 19 96 at 10:50 o'clock A M., and duly recorded in Vol. M96,
of Mortgages on Page 18826.

FEE \$20.00

By Bernetha G. Letsch, County Clerk