

2009-006124

Klamath County, Oregon



00065334200900061240020020

Send Tax Statements to Mortgagor at:

05/04/2009 02:22:21 PM

Fee: \$26.00

Kenneth & Valerie Brown  
PO Box 2822  
La Pine, OR 97739

After Recording return to:

Kenneth & Valerie Brown  
PO Box 2822  
La Pine, OR 97739

### TRUST DEED

THIS MORTGAGE (this "Mortgage") is made as of the 18th day of February, 2008, by and between Kenneth Brown, ("Mortgagor"), and the Brown Family Trust dated December 20, 1977, R. Louise Brown, surviving trustor. ("Mortgagee").

WHEREAS, Mortgagee has offered to make a loan to Mortgagor in the sum of \$281,195.83, which loan is to be evidenced by a Promissory Note of even date herewith. The loan, if not sooner paid, is due and payable in full on February 18, 2038. (The Promissory Note as modified, supplemented, extended, renewed, or replaced from time to time is referred to below as the "Note"); and

WHEREAS, as a condition to the making of the loan to Mortgagor, Mortgagee has required, and Mortgagor has agreed to execute and deliver, this Mortgage.

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, and for the purpose of securing the Obligations set forth in the promissory note, Mortgagor irrevocably mortgages to Mortgagee, all of Mortgagor's right, title, and interest in and to the real property located in Klamath County, state of Oregon, and more particularly described as follows:

Lot 1 in Block 1 of New Pine Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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TO HAVE AND TO HOLD the Mortgaged Property, provided always, that if all the Obligations set forth in the promissory note shall be paid, performed, and satisfied in full, then the lien granted by this Mortgage shall be released.

**.4.09 ORS 93.040 Warning.** 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

  
Kenneth Brown, Mortgagor

STATE OF OREGON            )  
  ) ss.  
County of Deschutes        )

On this 30 day of MARCH, 2009, before me personally appeared Kenneth Brown, who being duly sworn and acknowledged the foregoing instrument to be his voluntary act.

  
Notary Public for Oregon  
My commission expires: 9/8/2011

