

2010-006467

Klamath County, Oregon



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05/28/2010 09:56:53 AM

Fee: \$42.00

After recording return to
and mail tax statements to:

Larry O. Gildea
P.O. Box 518
Creswell, OR 97426

TRUST DEED

PARTIES: **ATR SERVICES, INC.,** Grantor

FIDELITY NATIONAL TITLE CO., Trustee

MCDUGAL BROS. INVESTMENTS, LEELYNN, INC., WILEY MT., INC.,
and MELVIN L. MCDUGAL, Beneficiary

Grantor conveys to Trustee, in trust, with power of sale, the real property described as Lots 1 and 2, Block 3 of CRES-DEL Acres, First Addition, according to the Official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which is not currently used for agricultural, timber or grazing purposes.

This Trust Deed shall secure payment and performance of a Security Agreement dated December 10, 2009, plus advances made after that date and other agreements between the parties to the Security Agreement. The principal amount due under the Security Agreement as of December 10, 2009 is \$2,503,555.61.

Grantor warrants and covenants that Grantor owns the property free and clear of encumbrances except easements, conditions, and restrictions of record.

Grantor shall pay the Security Agreement in accordance with its agreement with Beneficiary and shall pay when due all taxes, assessments, and other charges that may be levied against the property. Grantor shall keep any buildings now on the premises or which may hereafter be placed thereon insured against loss or damage by fire, with extended coverage, for their full insurable value with Beneficiary listed as a named insured or loss payee. Grantor shall keep improvements on the premises in good repair and will not commit or suffer any waste thereof or of the premises.


GMB

