

2013-005474

Klamath County, Oregon



00136074201300054740050057

When Recorded Return To:

Accurate Title Group

2925 Country Drive

St. Paul, MN 55117

05/15/2013 03:05:40 PM

Fee: \$57.00

78662467

[Space Above This Line For Recording Data]

SHORT FORM DEED OF TRUST

1053421-02

DEFINITIONS

Words used in multiple sections of this Security Instrument are defined below and in the Master Form.

"Master Form" means that certain Master Form Deed of Trust recorded in the Office of the Recorder on 05/06/10, Instrument No. 2010-005328 in Book/Volume _____, at Page(s) _____, for land situate in the County of KLAMATH.

"Security Instrument" means this document, which is dated 04/22/13, together with all Riders to this document.

"Borrower" is

RICHARD LONG, MARRIED
JULIA LONG, MARRIED

The Borrower's address is 19009 HANSEN LN
CRESCENT LAKE, OR 97733

Borrower is the grantor under this Security Instrument.

"Co-Grantor" means any Borrower who signs this Security Instrument but does not execute the Debt Instrument. The Co-Grantors, if any, and their addresses, are

"Lender" is KeyBank National Association
4910 Tiedeman Road, Suite B, Brooklyn, OH 44144

Lender is the beneficiary under this Security Instrument.

"Trustee" is

FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON
200 SW MARKET ST SUITE 250
PORTLAND, OR 97201

"Debt Instrument" means the promissory note signed by Borrower and dated 04/22/13. The Debt Instrument states that Borrower owes Lender U.S. \$ 109,125.00 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 05/01/2043.

"Property" means the property that is described below under the heading "Transfer of Rights in the Property."

"Loan" means all amounts owed now or hereafter under the Debt Instrument, including without limitation principal, interest, any prepayment charges, late charges and other fees and charges due under the Debt Instrument, and also all sums due under this Security Instrument, plus interest.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Debt Instrument; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Debt Instrument. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described Property located at

19009 HANSEN LN CRESCENT LAKE, OR 97733

("Property Address"), which is also located in:
the County of KLAMATH, in the State of Oregon
Parcel Number: R146871
and as may be more fully described in Schedule A.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property will not be used for or in connection with any illegal activity and that the Property is unencumbered as of the execution date of this Security Instrument, except for this Security Instrument and the encumbrances described in Schedule B, which is attached to this Security Instrument and incorporated herein by reference. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

INCORPORATION OF MASTER FORM PROVISIONS

Definitions in the Master Form that are not set forth above and Section 1 through and including Section 25 of the Master Form, are incorporated into this Security Instrument by reference. Borrower acknowledges having received a copy of the Master Form and agrees to be bound by the Sections and paragraphs of the Master Form incorporated into this Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

BORROWER:

Richard W. Long
x RICHARD LONG

BORROWER:

Julia M. Long
x JULIA LONG

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

SIGNATURE ADDENDUM

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed and delivered in the presence of:

X Richard Long
RICHARD LONG

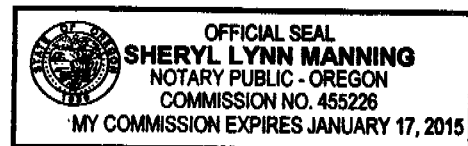
X Julia Long
JULIA LONG

STATE OF Oregon

COUNTY OF Kane

On the 22ND day of April in the year 2013, before me, the undersigned, personally appeared Richard Long and Julia Long personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Sheryl Lynn Manning
Notary Public



STATE OF OREGON
COUNTY OF Kane

This instrument was acknowledged before me on 4-22-13 by
Richard Long and Julia Long

Sheryl Lynn Manning
Notarial Officer



STATE OF OREGON
COUNTY OF _____

This instrument was acknowledged before me on _____ by

Notarial Officer

STATE OF OREGON
COUNTY OF _____

This instrument was acknowledged before me on _____ by

as _____
of _____

Notarial Officer

STATE OF OREGON
COUNTY OF _____

This instrument was acknowledged before me on _____ by

as _____
of _____

Notarial Officer

THIS INSTRUMENT PREPARED BY: KeyBank National Association / Kristy Young

Schedule A

THE FOLLOWING DESCRIBED REAL PROPERTY. LOT 4 IN BLOCK 2 BREWERS RANCHOS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. THIS BEING THE SAME PROPERTY CONVEYED TO RICHARD LONG AND JULIA LONG, DATED 10.14.2005 AND RECORDED AS INSTRUMENT NO. M05 66695, IN THE KLAMATH COUNTY RECORDERS OFFICE. PARCEL NO. R146871

Schedule B



U03833076

10204 5/7/2013 78662967/1

Reference Number: 130791039330C