2014-008166

Klamath County, Oregon 08/05/2014 02:49:17 PM

Fee: \$62.00

Prepared By: Kristy Young KeyBank National Association Old Republic Title P.O. Box 6899 Cleveland, OH 44101 WHEN RECORDED RETURN TO: OLD REPUBLIC TITLE ATTN: POST CLOSING 530 SOUTH MAIN STREET SUITE 1031 AKRON, OH 44311

14039730

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SHORT FORM DEED OF TRUST

Lender (Name and NMLSR Number)
KeyBank National Association
399797
Loan Originator (Name and NMLSR Number)
Shelley Brunelle
515391
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
"Security Instrument" means this document, which is dated
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 dated07/24/14 The Debt Instrument states that Borrower owes Lender U.S. \$84,625,00 plus
interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than $08/07/2044$
"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

YELLOW PINE RD BLY, OR 97622

("Property Address"), which is also located in:
the County of KLAMATH, in the State of Oregon
Parcel Number: R177187
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:
MAURICE BURLESON, TRUSTEE
BORROWER: Carolin Burleson Luttai
CAROLYN BURLESON, TRUSTEE BORROWER:
BORROWER:
BORROWER:
BORROWER:

BORROWER:	
BORROWER:	



STATE OF OREGON Tackson		
This instrument was acknowledged before me on Maurice Durleson Trustee	July 24th 2014 ent Carolish Barleson trust	by
Notarial Officer	OFFICIAL SEAL SHELLEY L. BRUNELLE	
Shelley L. Brunelle State of Oregon	NOTARY PUBLIC - OREGON COMMISSION NO. 457187 MY COMMISSION EXPIRES MAY 03, 2015	
COUNTY OF This instrument was acknowledged before me on		by
		<u> </u>
Notarial Officer STATE OF OREGON		
COUNTY OF This instrument was acknowledged before me on		by
asof		
Notarial Officer		
STATE OF OREGON COUNTY OF		4
This instrument was acknowledged before me on		by
as		
Notarial Officer		7

THIS INSTRUMENT PREPARED BY: KeyBank National Association / Kristy Young

Schedule A

SITUATED IN THE COUNTY OF KLAMATH, AND STATE OF OREGON: THE SOUTHERLY 450 FEET OF THE NORTHERLY 850 FEET OF LOT 6, BLOCK 17, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, ALSO KNOWN AS LOT 6B, BLOC 17 KLAMATH FALLS FOREST ESTATES SYCAN UNIT.



Reference Number:

141221628550C