2015-008415

Klamath County, Oregon 07/29/2015 08:41:38 AM

Fee: \$62.00

Return To: Southwest Financial Services, LTD. PO Box 300 Cincinnati, OH 45273-8043 III III IIII IIII IIII IIII IIII DF655609

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SHORT FORM DEED OF TRUST

Lender (Name and NMLSR Number)	
KeyBank National Association	
399797	
Loan Originator (Name and NMLSR Number)	
Joanne French	
515394	
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 11/13/2013, Instrument No. 2013-01270, at Page(s), for land situate	3 in Book/Volume
"Security Instrument" means this document, which is dated	
"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 Debt Instrument states that Borrower owes Lender U.S. \$ 95,125.00	plus
interest. Borrower has promised to pay this debt in regular Periodic Payments later than _08/01/2045 . "Property" means the property that is described below under the heading	and to pay the debt in full not

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

33741 STATELINE RD MALIN, OR 97632

("Property Address"), which is also located in:

the County of KLAMATH, in the State of Oregon Parcel Number: R111649

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.

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STATE OF OREGON / COUNTY OF / / / / / / / / / / / / / / / / / /	- 7-11000c	
•	7-14-2015	
This instrument was acknowledged before mc on	by	
Notarial Officer	OFFICIAL SEAL MELODY B SMITH NOTARY PUBLIC - OREGON COMMISSION NO. 464529 MY COMMISSION EXPIRES DECEMBER 28, 20	- 1
STATE OF OREGON COUNTY OF COUNTY OF	7-16-2015	
This instrument was acknowledged before me on	<i>1775</i> by	
- DUHJACOXA	ornan oral	
Notarial Officer	OFFICIAL SEAL MELODY B SMITH NOTARY PUBLIC - OREGON COMMISSION NO. 464529 MY COMMISSION EXPIRES DECEMBER 28, 2	
STATE OF OREGON	WIT COMMINGS	
COUNTY OF This instrument was acknowledged before me on	by	b
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Notarial Officer		
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THIS INSTRUMENT PREPARED BY: KeyBank National Association / Kristy Young

Schedule A

SITUATED IN KLAMATH COUNTY STATE OF OREGON DESCRIBED AS FOLLOWS TO-WIT: THE SE 1/4 AND NW 1/4 AND LOTS 7 AND 8 OF SECTION 23, TOWNSHIP 41 SOUTH RANGE 12 EAST OF THE WILLAMETTE MERIDIAN KLAMATH COUNTY OREGON; EXCEPT AND RESERVING THAT PORTION HERETOFORE SOLD AND CONVEYED TO THE UNITED STATES FOR RIGHT OF WAY PURPOSES. ALSO EXCEPTING THAT PORTION THEREOF LYING WITHIN EXISTING ROADWAY. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2009-012524, OF THE KLAMATH COUNTY, OREGON RECORDS.



Reference Number:

150971529330C