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TRUST DEED**2017-009351****Klamath County, Oregon**

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08/18/2017 10:57:56 AM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDEE'S USE

Todd Craig Kellerman
2324 Moretti Dr 8343 Warbler Dr.
Concord CA 94519 Bonanza OR 97623

Grantor's Name and Address

Ameri Title Inc.

300 Klamath Ave.

Klamath Falls OR 97601

Trustee's Name and Address

Affordable Land LLC

15731 SW Oberst Ln PB 1148

Sherwood OR 97140

Beneficiary's Name and Address

After recording, return to (Name and Address):

Affordable Land LLC

15731 SW Oberst Ln PB 1148

Sherwood OR 97140

THIS TRUST DEED, made on Dec. 31st, 2015, between

Todd Craig Kellerman, as Grantor,
Ameri Title Inc., as Trustee, and

Affordable Land LLC, as Beneficiary,

WITNESSETH: That Grantor irrevocably grants, bargains, sells and conveys to trustee, in trust, with power of sale, the property in Klamath County, Oregon, described as follows (*legal description of property*):

Lot 17, Block 131, Klamath Falls Forest Estates, Hwy 66, Plat 4

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in any way now or hereafter appertaining, and the rents, issues and profits thereof, and all fixtures now or hereafter attached to or used in connection with the property.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of

Nineteen Thousand Two Hundred Fifty and 00/00 (\$19,250),

Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest, if not sooner paid, to be due and payable on Oct. 1st 2027.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of the note becomes due and payable. Should the grantor either agree to, attempt to, or actually sell, convey, or assign all (or any part) of the property, or all (or any part) of grantor's interest in it without first obtaining the written consent or approval of the beneficiary, then, at the beneficiary's option*, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or herein, shall become immediately due and payable. The execution by grantor of an earnest money agreement** does not constitute a sale, conveyance or assignment.

To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain the property in good condition and repair; not to remove or demolish any building or improvement thereon; and not to commit or permit any waste of the property.

2. To complete or restore promptly and in good and habitable condition any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor.

3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property; if the beneficiary so requests, to join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require, and to pay for filing the same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the beneficiary.

4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the property against loss or damage by fire and other hazards, as the beneficiary may from time to time require, in an amount not less than \$ _____, written by one or more companies acceptable to the beneficiary, with loss payable to the latter. All policies of insurance shall be delivered to the beneficiary as soon as issued. If the grantor shall fail for any reason to procure any such insurance and to deliver the policies to the beneficiary at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on the buildings, the beneficiary may procure the same at grantor's expense. The amount collected under any fire or other insurance policy may be applied by beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary the entire amount so collected, or any part thereof, may be released to grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

5. To keep the property free from construction liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against the property before any part of such taxes, assessments and other charges becomes past due or delinquent and promptly deliver receipts therefor to beneficiary. Should the grantor fail to make payment of any taxes, assessments, insurance premiums, liens or other charges payable by grantor, either by direct payment or by providing beneficiary with funds with which to make such payment, beneficiary may, at its option, make payment thereof, and the amount so paid, with interest at the rate set forth in the note secured hereby, together with the obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become a part of the debt secured by this trust deed, without waiver of any rights arising from breach of any of the covenants hereof. For such payments, with interest as aforesaid, the property hereinbefore described, as well as the grantor, shall be bound to the same extent that they are bound for the payment of the obligation herein described. All such payments shall be immediately due and payable without notice, and the nonpayment thereof shall, at the option of the beneficiary, render all sums secured by this trust deed immediately due and payable and shall constitute a breach of this trust deed.

6. To pay all costs, fees and expenses of this trust, including the cost of title search, as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation, and trustee and attorney fees actually incurred.

7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee; and in any suit, action or proceeding in which the beneficiary or trustee may appear, including any suit for the foreclosure of this deed or any suit or action related to this instrument, including but not limited to its validity and/or enforceability, to pay all costs and expenses, including evidence of title and the beneficiary's or trustee's attorney fees. The amount of attorney fees mentioned in this paragraph in all cases shall be fixed by the trial court, and in the event of an appeal from any judgment or decree of the trial court, grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney fees on such appeal.

It is mutually agreed that:

8. In the event that any portion or all of the property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, if it so elects, to require that all or any portion of the monies payable as compensation for such taking which are in excess of the amount required to pay all reasonable costs, expenses and attorney fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it first upon any reasonable costs and expenses and attorney fees, both in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the indebtedness secured hereby. Grantor agrees, at its own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation promptly upon beneficiary's request.

(CONTINUED)

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

*WARNING: 12 USC 1701-3 regulates and may prohibit exercise of this option.

**The publisher suggests that such an agreement address the issue of obtaining beneficiary's consent in complete detail.

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures before cancellation is made.

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The undesignated is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by the trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of the trust deed or pursuant to its stipulations, to cancel all evidence of indebtedness secured by the trust deed (which are delivered to you herewith together with the trust deed) and to reexecute, without warranty, to the parties desig-

REQUEST FOR FULL RECONVANCE (tr)

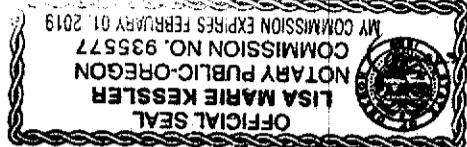


Exhibit M

Notary Public for Oregon ~~Qualification~~ ~~Dragon~~ ~~February 1, 2019~~
My commission expires ~~February 1, 2019~~

STATE OF OREGON, County of Gentia Costa, ss.
This instrument was acknowledged before me on July 17, 2017
by Todd Craig Kellerman.

TRUTH-IN-LENDING ACT NOTICE: Before (a) applying, individuals wanting to make a credit or lease application under Regulation Z, the term "consumer" means a natural person who is not a commercial entity. If (a) is applicable and the beneficiary is a creditor or such word is defined in the Truth-in-Lending Act and Regulation Z, the term "consumer" means a natural person who is not a commercial entity. If (a) is not required to make a credit or lease application under Regulation Z, the term "consumer" means a natural person who is not a commercial entity. If (a) is applicable and the beneficiary is a creditor or such word is defined in the Truth-in-Lending Act and Regulation Z, the term "consumer" means a natural person who is not a commercial entity. If (a) is not required to make a credit or lease application under Regulation Z, the term "consumer" means a natural person who is not a commercial entity.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are used for general expenses of the corporation or household purposes (see Note below).
(e) for an organization, or entity if grantor is a natural person) are for business or commercial purposes.
This deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term "beneficiary" shall mean the holder and owner, including Plaintiff, of the contractual secured hereby, whether or not named as a beneficiary.
This deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term "beneficiary" shall mean the holder and owner, including Plaintiff, of the contractual secured hereby, whether or not named as a beneficiary.
In consummating this instrument, where the grantor includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

WARNING: Unless grantor provides beneficiary with evidence of insurance coverage as required by the contract or loan agreement between them, beneficiary may purchase insurance at grantor's expense to protect beneficiary's interest. This insurance may not need to, also protect grantor's interest. If the collateral becomes damaged, the coverage purchased by beneficiary may not pay any claim made by or against grantor. Grantor may later cancel the coverage by providing evidence that grantor has obtained property coverage elsewhere. Grantor is responsible for the cost of any insurance purchased by beneficiary, which may not satisfy any need for property damage coverage or any mandatory liability insurance requirements imposed by applicable law.

The grantor covenants to amend the beneficiary and the beneficiary's successors in interest that the grantor is lawfully seized in fee simple of the real property and has a valid, uncompromised title thereto, except as may be set forth in any addendum or exhibit attached hereto, and that the grantor will warrant and

records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

16. Beneficiary may, from time to time, appoint a successor or successors to any trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the letter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, which, when recorded in the mortgage or affidavit of record, shall be evidence of the appointment.

15 When the trustee sells the powers provided for in the will, the trustee shall apply the proceeds of sale to payment of: (1) the expenses of sale, including the compensation of the trustee and reasonable attorney's fees; (2) the expenses of administration; (3) the expenses of the estate; and (4) the surplus in interest entitled to such surplus.

but including the grantor and beneficiary, may purchase at the sale.

deep, together with trustee and attorney fees not exceeding the amounts provided by law.

Any other default that is capable of being cured may be cured by sending the performance notice to the person entitled to receive payment at the time of the cure notice such portion as would have been due had no default occurred.

the manner provided in ORS 96.735 to 96.795.

may elect to proceed to recover such interest in equity or in law in an action for specific performance.

source of certain redundancies, or maintaining any such data structure.

1. The entering upon and taking possession of the property, the collection of such rents, issues and profits, or the proceeds of fire and other insurance policies, including reasonable attorney fees, upon my non-delivery as hereinabove set forth, as eventually may determine;

out additional time during which this note can be held by the creditor to collect on it, or to give the debtor time to pay it.

(a) consents to the making of any part of the property, (b) joins in granting any easement or right-of-way, (c) joins in any subdivision or other arrangement affecting this deed or the title to the property, (d) recognyses, without warranty, all or any part of the property, The grantee in any conveyance

At any time, and from time to time upon written request of beneficiary, payment of its fees and presentation of this note for endorse-
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