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Return To



2020-014166

Klamath County, Oregon

11/02/2020 01:37:00 PM

Fee: \$87.00

TRUST DEED

AFFORDABLE HOMES OF OREGON

P.O. BOX 2357

PRINEVILLE, OR 97754

Grantor's Name and Address

AMERITITLE

300 KLAMATH AVE

KLAMATH FALLS, OR 97601

Trustee's Name and Address

NT ASSOCIATION PENSION PLAN

61746 SE FARGO

BEND, OR 97702

Beneficiary's Name and Address

After recording return to (Name and Address)

NTA PENSION PLAN

61746 SE FARGO

BEND, OR 97702

SPACE RESERVED
FOR
RECORDER'S USE

THIS TRUST DEED, made on OCTOBER 21, 2020, betweenAFFORDABLE HOMES OF OREGON, INC, as Grantor,AMERITITLE, as Trustee, andNT ASSOCIATION PENSION PLAN, 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)

PARCEL 1 OF LAND PARTITION 31-92, SITUATED IN THE SW 1/4 NW 1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON

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

PLINITY ONE THOUSAND SEVEN HUNDRED EIGHTY (\$191780.00)

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 OCTOBER 21, 2025

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

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 \$ FULL INSURABLE VALUE 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

9 At any time and from time to time upon written request of beneficiary payment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyances for cancellation) without affecting the liability of any person for the payment of the indebtedness trustee may (a) consent to the making of any map or plat of the property, (b) join in granting any easement or creating any restriction thereon (c) join in any subordination or other agreement affecting this deed or the lien or charge thereof or (d) reconvey without warranty all or any part of the property The grantee in any reconveyance may be described as the person or persons legally entitled thereto and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof Trustee fees for any of the services mentioned in this paragraph shall be not less than \$5

10 Upon any default by grantor hereunder, beneficiary may, at any time without notice, either in person by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured enter upon and take possession of the property or any part thereof, in its own name sue or otherwise collect the rents issues and profits including those past due and unpaid, and apply the same less costs and expenses of operation and collection including reasonable attorney fees upon any indebtedness secured hereby and in such order as beneficiary may determine

11 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 or compensation or awards for any taking or damage of the property and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice

12 Upon default by grantor in payment of any indebtedness secured hereby or in grantor's performance of any agreement hereunder time being of the essence with respect to such payment and/or performance the beneficiary may declare all sums secured hereby immediately due and payable In such event, the beneficiary may elect to proceed to foreclose this trust deed in equity as a mortgage or direct the trustee to foreclose this trust deed by advertisement and sale or may direct the trustee to pursue any other right or remedy either at law or in equity which the beneficiary may have In the event the beneficiary elects to foreclose by advertisement and sale the beneficiary or the trustee shall execute and cause to be recorded a written notice of default and election to sell the property to satisfy the obligation secured hereby whereupon the trustee shall fix the time and place of sale give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86 752 to 86 815

13 After the trustee has commenced foreclosure by advertisement and sale and at any time prior to 5 days before the date the trustee conducts the sale the grantor or any other person so privileged by ORS 86 778 may cure the default or defaults If the default consists of a failure to pay when due sums secured by the trust deed the default may be cured by paying the entire amount due at the time of the cure other than such portion as would not then be due had no default occurred Any other default that is capable of being cured may be cured by tendering the performance required under the obligation or trust deed In any case in addition to curing the default or defaults the person effecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed together with trustee and attorney fees not exceeding the amounts provided by law

14 Otherwise the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which the sale may be postponed as provided by law The trustee may sell the property either in one parcel or in separate parcels and shall sell the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty express or implied The recitals in the deed of any matters of fact shall be conclusive proof of the truthfulness thereof Any person, excluding the trustee but including the grantor and beneficiary may purchase at the sale

15 When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale including the compensation of the trustee and a reasonable charge by trustee's attorney (2) to the obligation secured by the trust deed (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust deed as their interests may appear in the order of their priority and (4) the surplus if any to the grantor or to any successor in interest entitled to such surplus

16 Beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed hereunder Upon such appointment, and without conveyance to the successor trustee the latter 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 records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee

17 Trustee accepts this trust when this deed duly executed and acknowledged, is made a public record as provided by law Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee

The grantor covenants to and agrees with 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, unencumbered title thereto except as may be set forth in any addendum or exhibit attached hereto, and that the grantor will warrant and forever defend the same against all persons whomsoever

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, but need not, 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 coverage purchased by beneficiary, which cost may be added to grantor's contract or loan balance If it is so added, the interest rate on the underlying contract or loan will apply to it The effective date of coverage may be the date grantor's prior coverage lapsed or the date grantor failed to provide proof of coverage The coverage beneficiary purchases may be considerably more expensive than insurance grantor might otherwise obtain alone and may not satisfy any need for property damage coverage or any mandatory liability insurance requirements imposed by applicable law

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are (choose one) *

(a) primarily for grantor's personal family or household purposes (see Important Notice below)

(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes

This deed applies to mures 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 pledgee of the contract secured hereby whether or not named as a beneficiary herein

In construing this instrument, where the context so requires the singular includes the plural and all grammatical changes shall be made so that this instrument shall apply equally to businesses other entities and to individuals

IN WITNESS WHEREOF, grantor has executed this instrument the date stated above, any signature on behalf of a business or other entity is made with the authority of that entity

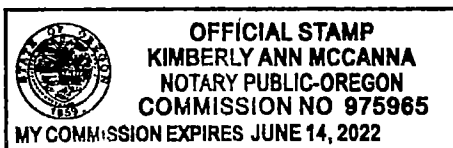
*IMPORTANT NOTICE Delete, by lining out, whichever warranty (a) or (b) is inapplicable If warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth in Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures If compliance with the Act is not required, disregard this notice

Affordable Homes of Oregon
Leslie B. Jones, Trustee

STATE OF OREGON, County of CROOK) ss

This record was acknowledged before me on _____,
by _____

This record was acknowledged before me on November 2, 2020,
by Leslie B. Jones
as President
of Affordable Homes of Oregon



Kim McCanna
Notary Public for Oregon
My commission expires June 14, 2022

REQUEST FOR FULL RECONVEYANCE (To be used only when obligations have been paid)

TO _____ Trustee

The undersigned 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 statute to cancel all evidences of indebtedness secured by the trust deed (which are delivered to you herewith together with the trust deed) and to reconvey without warranty to the parties designated by the terms of the trust deed, the estate now held by you under the same Mail the reconveyance and documents to _____

DATED _____

Do not lose or destroy this Trust Deed OR THE NOTE which it secures Both should be delivered to the trustee for cancellation before reconveyance is made

Beneficiary