2021-009432

Klamath County, Oregon 06/16/2021 08:34:00 AM

Fee: \$102.00

After Recording Return To:

1 - 2

KeyBank National Association SOLIDIFI - ATTN: Filings 701 Seneca Street, Suite #661 Buffalo, NY 14210

[Space Above This Line For Recording Data]

SHORT FORM DEED OF TRUST

Lender (Name and NMLSR Number)	
KeyBank National Association	
399797	
Loan Originator (Name and NMLSR Number)	· (\(\chi\)
Sean Patrick Monaghan	
805227	
DEFINITIONS	
Words used in multiple sections of this Security Instrument a	re defined below and in the Master Form.
"Master Form" means that certain Master Form Deed of Trus 11/13/2013 , Instrument No.	st recorded in the Office of the Recorder on2013-012703 in Book/Volume
, at Page(s), for KLAMATH	
"Security Instrument" means this document, which is dated to this document. "Borrower" is JAMES R. ELLIOTT, UNMARRIED The Borrower's address is 33106 KLAMATH FOREST SPRAGUE RIVER, OR 97 Borrower is the grantor under this Security Instrument. "Co-Grantor" means any Borrower who signs this Security Instrument. The Co-Grantors, if any, and their addresses, are	DR 7639 ity Instrument but does not execute the Debt
"Lender" is KeyBank National Association 4910 Tiedeman Road, Suite B. Brooklyn, Or Lender is the beneficiary under this Security Instruction "Trustee" is FIRST AMERICAN TITLE INSURANCE COMPANY OF 200 SW MARKET ST SUITE 250 PORTLAND, OR 97201 "Debt Instrument" means the promissory note signed by Bo Debt Instrument states that Borrower owes Lender U.S. \$	orrower and dated <u>06/05/21</u> . The 379,508,13 plus eriodic Payments and to pay the debt in full not
"Property" means the property that is described below to	inder 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

33106 KLAMATH FOREST DR SPRAGUE RIVER, OR 97639

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

the County of KLAMATH, in the State of Oregon

Parcel Number: R261415

and as may be more fully described in Schedule A.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all casements, 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.

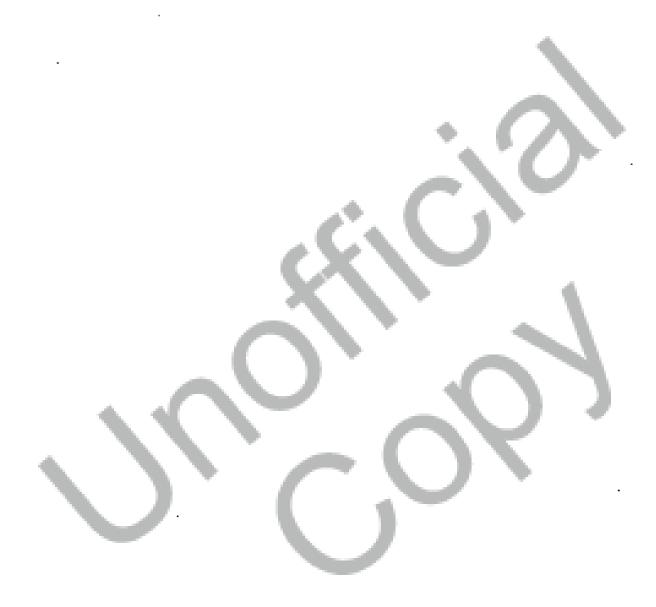
INCORPORATION OF MASTER FORM PROVISIONS

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: JAMES R. ELLIOTT	J
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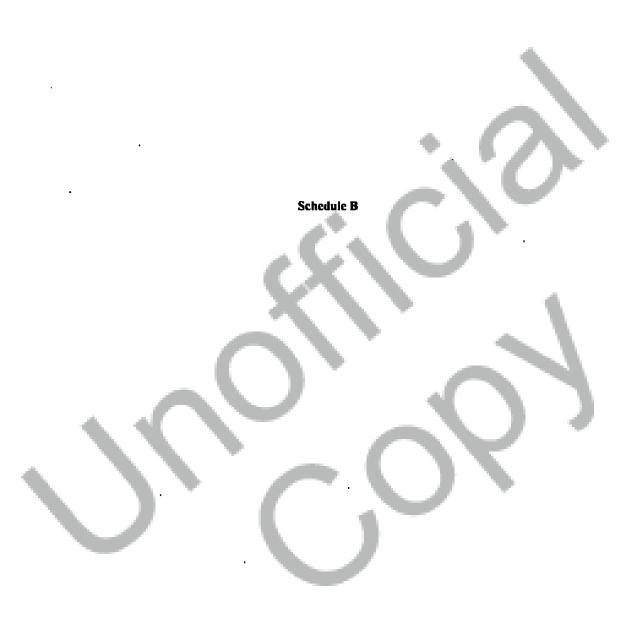


STATE OF OREGON COUNTY OF CICKOMOS	
This instrument was acknowledged before a	mc on June 5, 2021 by
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Notarral Officer	OFFICIAL STAMP ANGELA JEAN LONG NOTARY PUBLIC - OREGON
STATE OF OREGON COUNTY OF	COMMISSION NO. 982717
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Notarial Officer	
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COUNTY OF	
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THIS INSTRUMENT PREPARED BY: KeyBank National Association / James Ray

Schedule A

SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON: PARCEL ONE: THE E1/2 OF THE NW1/4 OF THE NE1/4, AND THE NE1/4 OF THE NE /4 OF SECTION 21, TOWNSHIP 3 5 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON. PARCEL TWO: THE SW1/4 OF THE NE1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INS TRUMENT NO. 2021-001229 OF THE KLAMATH COUNTY, OREGON RECORDS. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTH ER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE



Reference Number:

210371304140C