



2021-010917

Klamath County, Oregon

07/15/2021 08:22:00 AM

Fee: \$97.00

Until a change is requested,  
all tax statements  
shall be sent to the following address:  
Third Federal Savings and Loan Association  
7007 Broadway Ave  
Cleveland, OH 44105

Return to:  
ServiceLink  
1355 Cherrington Pkwy  
Moon Twp, PA 15108

TAX ACCOUNT NUMBER: 174901

True and Actual Consideration is \$ 147,500.00

[Space Above This Line For Recording Data]

## SHORT FORM DEED OF TRUST

28094690

## DEFINITIONS

Words used in multiple sections of this Security Instrument are defined below, in the "Definitions" Section of the Master Form, and in Sections 3, 11, 13, 18, 20 and 21 of the Master Form. Certain rules regarding the usage of words used in this Security Instrument are also provided in Section 16 of the Master Form.

**"Master Form"** means that certain Master Form Deed of Trust recorded in the Office of the Recorder on July 17, 2017, in Book/Volume , at Page(s) , as Instrument No. 2017-007913 for land situated in the County of KLAMATH, Oregon.

(A) **"Security Instrument"** means this document, which is dated April 24, 2021, together with all Riders to this document.

(B) **"Borrower"** is Michael D Hensley and Mariel L Hensley, Married To Each Other; . Borrower is the mortgagor under this Security Instrument.

(C) **"Lender"** is Third Federal Savings and Loan Association of Cleveland. Lender is a Federal Savings Association organized and existing under the laws of the United States of America. Lender's address is 7007 Broadway Avenue, Cleveland, OH 44105. Lender is the mortgagee under this Security Instrument.

(D) **"Trustee"** is Chicago Title Insurance Co. of Oregon

(E) **"Note"** means the promissory note signed by Borrower and dated April 24, 2021. The Note states that Borrower owes Lender one hundred forty-seven thousand five hundred and 00/100 Dollars (U.S. \$147,500.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments (as defined in the Master Form) and to pay the debt in full not later than 05/01/2031.

(F) **"Property"** means the property that is described below under the heading "Transfer of Rights in the Property."

(G) **"Loan"** means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) **"Riders"** means all Riders to this Security Instrument that are executed by Borrower. The following Riders are

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider  |
| <input type="checkbox"/> Balloon Rider         | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] |
| <input type="checkbox"/> 1-4 Family Rider      | <input type="checkbox"/> Biweekly Payment Rider         |   |

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04/19/21

50 / HENSLEY / 6054 / 054

TFS6556OR

OREGON-- Single Family Fannie Mae/Freddie Mac SHORT FORM DEED OF TRUST

Third Federal Savings and Loan Association of Cleveland



All references to section numbers in the Security Instrument that are contained in the Riders refer to those sections of the same number incorporated from the Master Form.

#### 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 Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of **KLAMATH**, which currently has the address of : **1201 Front St, KLAMATH FALLS, Oregon 97601-1923** ("Property Address").

#### SEE ATTACHED LEGAL DESCRIPTION

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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.


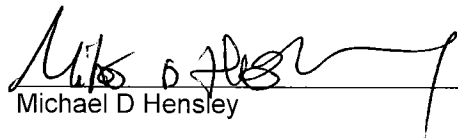
THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

#### INCORPORATION OF MASTER FORM PROVISIONS

Paragraph (I) through and including paragraph (Q) of the "Definitions" Section of the Master Form, and Section 1 through and including Section 27 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.

SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument (including those provisions of the Master Form that are incorporated by reference) and in any Rider executed by Borrower and recorded with it.

Witnesses:

_____		(Seal)
_____		(Seal)
_____		(Seal)
_____		(Seal)

\_\_\_\_\_[Space Below This Line For Acknowledgement]\_\_\_\_\_

State of OREGON

County of Klamath

On this 24<sup>th</sup> day of April 2021, personally appeared the above named  
Mariel L Hensley and Michael D Hensley

and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

My Commission Expires: 12-22-24

(Official Seal)

Before me: Vivian Garcia, Notary Public

[Signature]

Notary Public for Oregon



Loan Origination Organization: Third Federal Savings and Loan Association of Cleveland, NMLS ID: 449401

Loan originator: Lena Finneran , NMLS ID: 1687252

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 18 in Block 9 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.