

Marissa Fast
Returned at Counter

2022-012001

Klamath County, Oregon



00307101202200120010020022

10/06/2022 10:33:33 AM

Fee: \$87.00

After recording return to:

This Space 1

FRANZA GIFFEN, JD
P.O. BOX 70730
RICHMOND, CA 94807
\$20,000.00

NOTE AND DEED OF TRUST

For value received, the receipt of which is hereby acknowledged, the undersigned Maker and Trustor, **Mika Blain of Blain Law LLC and Trustee of the Michael Straghan Special Needs Trust** ("Maker" hereafter), hereby promises to pay to the order of Franza Giffen, JD as Beneficiary, the sum of Twenty Thousand and NO/100 Dollars (\$20,000.00) together with simple interest at the rate of three percent (3%) per annum, principal and interest payable on the date that the property sells on or before December, 2022 or shortly thereafter.

The Maker hereof reserves and shall have the right to prepay this Note in full at any time and the additional right to make one or more partial prepayments of principal or interest (or both) at any time. Each payment made on this Note shall be applied first to interest then accrued and the balance of each such payment shall be applied to principal and interest on principal so credited shall thereupon cease.

This Note and Deed of Trust is payable in lawful money of the United States of America. If any legal action is commenced to enforce the terms of this Note or collect damages for its breach or secure a judicial declaration of rights and liabilities hereunder, the party not prevailing in such proceedings agrees to and shall pay to the prevailing party such prevailing party's reasonable attorneys fees and costs of suit together with all other relief granted.

No waiver of any default hereunder and no extension of time granted for the doing of any act required by the terms of this Note shall have any force or effect unless the same is reduced to writing and signed by the Maker and the then Holder of this Note ("Holder" hereafter).

The Maker hereof waives presentment, protest, notice of dishonor, and any other notice that may otherwise be required by law, other than as required by the express terms of this Note.

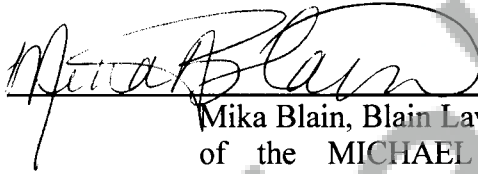
This Note and Deed of Trust is secured by and encumbers that certain real property ("The Real Property" hereafter) commonly known as: **1039 Merryman Drive, Klamath Falls, OR 97601**

The Holder hereof shall have the right to accelerate the maturity of all principal and all interest thereon upon the sale or conveyance or encumbrance of all or any interest in The Real Property or any default by Maker on this Note or the Trust Deed which secures it.

The LEGAL DESCRIPTION of the property securing this Deed of Trust is:

Lot 94, MERRYMAN'S REPLAT of vacated portion of OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Dated: 7/29/2022



Mika Blain, Blain Law LLC, Trustee
of the MICHAEL STRAGHAN
SPECIAL NEEDS TRUST

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 27, 2022, by Mika Blain.



Notary Public for Oregon
My Commission Expires: 01/28/23