

Rajiv Ratan
2222 B Willow Dr., Unit 37
Livingston, MT 59047

AFTER RECORDING RETURN TO:

AmeriTitle
Account Servicing
300 Klamath Ave.
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE TRUST DEED

THIS TRUST DEED, made on the 5 ^{October} day of ~~September~~, 2022, but effective August 1, 2022, between **Devang M. Kansara**, as Grantor, **AMERITITLE**, as Trustee, and **Rajiv Ratan and Hasmindar K. Ratan**, or the survivor thereof, as Beneficiary,

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust with power of sale, the properties located at 5323 South Sixth Street, Klamath Falls, Klamath County, Oregon, described as:

See attached Exhibit "A"

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

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor and payment of the sum of Eight-hundred Seventy-Five Thousand Dollars (\$875,000.00), with the interest according to the terms of a promissory note of even date, payable to beneficiary and made by grantor, the final payment of principal and interest, if not sooner paid, to be due and payable August 15, 2027.

117.

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. In the event the within described property, or any interest therein is sold, agreed to be sold (provided, however, the execution of an earnest money agreement will not trigger this provision unless the transaction contemplated therein closes and a conveyance occurs), conveyed, assigned, alienated, pledged, or otherwise transferred in any way by grantor without first having obtained 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, shall become immediately 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; not to commit or permit any waste of the property.
2. To complete or restore promptly and in good and habitable conditions any building or improvement which now exists or may be constructed, and which is damaged or destroyed, and pay when due all costs incurred.
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 such other hazards as the beneficiary may from time to time require, in an amount not less than the full insurable value together with an umbrella policy of \$1 Million, written in companies acceptable to the beneficiary which shall contain a long form mortgagee clause in favor of beneficiary with loss proceeds under any policy payable to beneficiary; all policies of insurance shall be delivered to the beneficiary as soon as insured; 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. Grantor shall promptly notify beneficiary of any loss or damage to the property. Beneficiary may make proof of loss if grantor fails to do so within fifteen (15) days of the casualty. Grantor assigns to beneficiary all insurance proceeds that grantor may be entitled to receive in respect to any casualty. All insurance proceeds will be held by beneficiary as collateral to secure performance of the obligations secured by this trust deed. If grantor is not in default under the trust deed, beneficiary will permit the insurance proceeds to be used by grantor for repair or restoration of the improvements (subject to reasonable disbursement procedures established by beneficiary, including release or waiver of construction liens) and beneficiary's

compliance with the following conditions:

A. Grantor continues to make the periodic payments under the note and trust deed during the time of such repair, restoration or rebuilding;

B. Such repair, restoration or rebuilding is commenced by grantor promptly after the loss and receipt of the policy proceeds, and is completed in a workmanlike manner and in a timely manner;

C. Beneficiary has approved prior to the commencement of the work of the plans and specifications for the repair, restoration or rebuilding, which approval shall not be unreasonably withheld;

D. Grantor provides access to the property so that beneficiary may monitor the work as it progresses;

E. To the extent grantor's insurance provides coverage and proceeds for the loss of use of the building, and/or loss to personal property or business income, grantor may use any and all of those funds for grantor's own purposes without restriction;

F. Grantor establishes a system requiring that disbursement from the insurance proceeds for payment on the repair, restoration or rebuilding is based upon percentages of completion performed in workmanlike manner.

If grantor elects not to or is otherwise unable to repair or rebuild the property, then the proceeds of such policies shall be payable, first, to beneficiary until the full unpaid balance under the note and trust deed has been paid with the balance, if any, to grantor.

5. To keep the property free from construction liens and to pay all taxes, assessments and other charges assessed upon or against the property before any part of such taxes, assessments and other charges become past due or delinquent and promptly delivered receipts 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, and the amount so paid, with interest at the rate set forth in the note secured, 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 and for such payments, with interest as aforesaid, the property described, as well as the grantor, shall be bound to the same extent that they are bound for the payment of the obligation described, and all such payments shall be immediately due and payable without notice, and the nonpayment shall, at the option of the beneficiary, render all sums secured by this trust deed immediately due and payable and 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 other costs and expenses of the trustee incurred in connection with or in enforcing this obligation and trustee's fees and attorney's 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 trust deed, to pay all costs and expenses, including evidence of title and the beneficiary's or trustee's attorney's fees; the amount of attorney's fees mentioned in this paragraph 7 in all cases shall be fixed by the trial court and in the event of any 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's 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's fees necessarily paid by grantor in such proceedings, shall be paid to beneficiary and applied by it first upon any reasonable costs and expenses and attorney's 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; and grantor agrees, at its own expense, to take such actions and execute such instruments shall be necessary in obtaining such compensation, promptly upon beneficiary's request.

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; (c) join in any subordination or other agreement affecting this deed or the lien or charge; (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 of any matters or facts shall be conclusive proof of their truthfulness.

10. Upon any default by grantor, beneficiary may at any time by receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness secured, enter upon and take possession of the property or any part, in its own name sue or otherwise collect 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's fees upon any indebtedness secured, 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, shall not cure or waive any default or invalidate any act done pursuant to such notice.

12. Upon default by grantor in payment of any indebtedness secured or in grantor's performance of any agreement, time being of the essence with respect to such payment and/or performance, the beneficiary may declare all sums secured immediately due and payable. In such an 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 and the trustee shall fix the time and place of sale, give notice as then required by law and proceed to foreclose this trust deed in the manner provided by law.

13. After the trustee has commenced foreclosure by advertisement and sale, and at any time prior to the time provided by law before the date the trustee conducts the sale, the grantor or any other person so privileged, 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's and attorney's 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 shall sell the property 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 their truthfulness. 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, 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 or to any successor trustee appointed. 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 named or appointed. Each such appointment and substitution shall be made by written instrument executed by beneficiary, which, when recorded in the 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 of pending sale under any other deed of trust or of any action proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee. The grantor covenants and agrees to and with the beneficiary and the beneficiary's successor in interest that the grantor is lawfully seized in fee simple of the real property and has a valid, unencumbered title, excepting and subject to: liens, encumbrances, representations, restrictions, easements, and adverse claims appearing of record, and that the grantor will warrant and forever defend the same against all persons.

This deed applies to, insures to the benefit of and binds all parties, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledges, of the contract secured, whether or not named as a beneficiary.

In construing this trust deed, it is understood that the Grantor or Beneficiary may be more than one person; that if the context so requires, the singular shall be taken to mean and include that plural, and that generally all grammatical changes shall be made, assumed and implied to make the provisions apply equally to corporations and to individuals.

WARNING

Unless Grantor provides Beneficiary with evidence of the insurance coverage as required by their contract or loan agreement, 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 Beneficiary purchases may not pay any claim Grantor make or any claim made against Grantor. Grantor may later cancel this coverage by providing evidence that Grantor has obtained property coverage elsewhere.

Grantor is responsible for the cost of any insurance purchased by Beneficiary. The cost of this insurance may be added to Grantor's contract or loan balance. If the cost is added to Grantor's contract or loan balance, the interest rate on the underlying contract or loan will apply to this added amount. The effective date of coverage may be the date Grantor's prior coverage lapsed or

the date Grantor failed to provide proof of coverage.

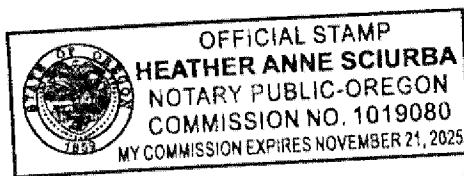
The coverage Beneficiary purchases may be considerably more expensive than insurance Grantor can obtain on Grantor's own and may not satisfy any need for property damage coverage or any mandatory liability insurance requirements imposed by applicable law.

DATED: Effective August 1st, 2022.

Devang M. Kansara
Devang M. Kansara

State of OREGON)
)
County of Klamath)

This instrument was acknowledged before me on ^{13 Oct. 5} ~~September~~ ____, 2022 by Devang M. Kansara.



Heather Anne Sciurba
Notary Public for the State of Oregon
My Commission Expires: Nov. 21 2025

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel 1

A tract of land in the SW1/4 of the NE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian described as follows: Beginning at a point on the North right-of-way line of the Dalles-California Highway, which lies North 89° 21' East along the midsection line that is also the center line of the Dalles-California Highway right of way a distance of 1068.8 feet and North 0° 46' West a distance of 30 feet from the iron plug in the pavement which marks the center of Section 2, Township 39 South, Range 9 East, of the Willamette Meridian and running thence; continuing North 0° 36' West a distance of 189.4 feet to a point; thence North 89° 21' East parallel to the above-mentioned midsection line a distance of 90 feet to a point; thence South 0° 46' East a distance of 189.4 feet to a point on the North right of way line of the Dalles-California Highway; thence South 89°, 21' West following said North right of way line of the Dalles-California Highway a distance of 90 feet, more or less, to the point of beginning. SAVING AND EXCEPTING that portion of the above-described property sold to the State of Oregon, by and through its State Highway Commission in Deed recorded February 23, 1965, in Deed Volume 359, page 463, Records of Klamath County, Oregon

Parcel 2

A Tract of land situated in the SW 1/4 of the NE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian in the County of Klamath, State of Oregon, more particularly described as follows;

Beginning at a point marking the Southwest corner of that tract of land described in Deed Volume M-70 at Page 10061, from which the center quarter corner of said Section 2 bears South 89 degrees 21' West 1068.8 feet and South 0° 46' East 30 feet; thence North 89° 21' East 90.0 feet to the Southeast corner of said tract; thence North 0° 46' West 10.0 feet to a point on the new right of way line of the Dalles-California Highway by Deed Volume 359 at Page 463, and being the true point of beginning of this description; thence North 0° 45' 09" West 178.44 feet; thence North 89° 22' 56" East 10.50 feet; thence South 0° 25' 58" West 95.43 feet; thence South 67° 51' 42" East 15.17 feet; thence South 11° 06' 03" West 78.85 feet to a point on the said new right of line; thence South 89° 42' 55" West 6.31 feet to the point of beginning. See recorded survey of property line adjustment 3-96 for basis of bearings and reference.