

After Recording Return to:

Blain Law, LLC
517 Main Street
Klamath Falls OR 97601



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05/03/2023 11:16:05 AM

Fee: \$102.00

TRUST DEED

This Trust Deed, executed this 24 day of April 2023, is made by and between Benjamin H. Butcher, as Grantor, Mika N. Blain, Attorney at Law, as Trustee, and Barbara S. Kaufman, as Beneficiary.

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale, certain real property in the County of Klamath, State of Oregon, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Klamath County Tax Lot No. R-3711-03200-01900; Parcel No. 582792 consisting of 6.88 acres; and Parcel No. 807737 consisting of 5.0 acres.

More commonly referred to as 29559 Wood Chuck Lane, Bonanza, Oregon 97623

The real property is free of encumbrances except those items of record, if any, as of the date of this Trust Deed and those shown below, if any.

Together with all and singular 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 said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor herein contained and payment of the sum of One Hundred Seventy Six Thousand Dollars and No Cents (\$176,000.00), 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 thereof, if not sooner paid, to be due and payable on August 1, 2053.

In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the 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 therein, or herein, shall become immediately due and payable.

To protect the security of this Trust Deed, Grantor agrees:

1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of said property.

2. To complete or restore promptly and in good and workmanlike manner 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 said 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 costs of all lien searches made by filing officers or searching agencies as may be deemed desirable by the Beneficiary.

4. To keep adequate and current insurance on the property on the buildings now or hereafter erected on the said property against loss or damage by fire and other hazards as the Beneficiary may require, in an amount not less than their insurable value, written by companies acceptable to the Beneficiary, with loss payable to Beneficiary; proof of insurance shall be delivered to Beneficiary as soon as issued.

5. To keep said premises free from construction liens and to pay all taxes, assessments, and other charges that may be levied or assessed upon or against said property before any part of such taxes, assessments or other charges become past due or delinquent and promptly deliver receipts therefore to Beneficiary.

6. Should Grantor fail to make payment of any taxes, assessments, insurance premiums, liens or other charges payable to Grantor, either by direct payment or by providing Beneficiary with funds with which to make such payment, Beneficiary may, at its own option, make payment thereof, and the amount so paid, with interest at the rate set forth in the Promissory Note secured hereby, together with the obligations of Grantor, described in paragraphs 7 and 8 of this Trust Deed section, shall be added to and become part of the debt secured by this Trust Deed, without waiver of any rights arising from breach of any of the covenants hereof and for such payments, with interest as aforesaid, the property herein before 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 and 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 constitute a breach of this Trust Deed.

7. To pay all costs, fees and expenses of this Trust Deed 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's and attorney's fees actually incurred.

8. 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 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's fees on such appeal.

It is mutually agreed that:

9. In the event that any portion of all of said 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 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'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 hereby; and Grantor agrees, at his own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation, promptly upon Beneficiary's request.

10. At any time and from time to time upon written request of Beneficiary, payment of its fees and presentation of this Trust Deed and the Promissory 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 said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this Trust Deed or the lien or charge thereof; (d) reconvey, without warranty, all or 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's fees for any of the services mentioned in this paragraph shall not be less than \$5.

11. Upon 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 secured hereby, enter upon and take possession of said 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's fees upon any indebtedness secured hereby, and in such order as Beneficiary may determine.

12. The entering upon and taking possession of said 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.

13. Upon default by Grantor in payment of any indebtedness secured hereby or in his 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 an event the Beneficiary at her election may 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 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 her written notice of default and her election to sell the said described real 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 by Oregon law.

14. After the Trustee has commenced foreclosure by advertisement and sale, and at any time prior to five (5) days 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. If any case, in addition to curing the default or defaults, the persons 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.

15. 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 said sale may be postponed as provided by law. The Trustee may sell said 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 Trust 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 Trust 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.

16. When Trustee sells pursuant to the powers provided herein, Trustee shall apply the proceeds of sale to payment of (1) the expense of the 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 his successor in interest entitled to such surplus.

17. 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.

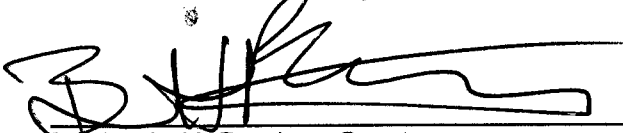
18. Trustee accepts this trust when this Trust Deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which Grantor, Beneficiary, or Trustee shall be a party unless such action or proceeding is brought by the Trustee.

The Grantor covenants and agrees to and with the Beneficiary and those claiming under her, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto and that he will warrant and forever defend the same against all persons whomever.

The Grantor warrants that the proceeds of the loan represented by the above described Promissory Note and this Trust Deed are primarily for Grantor's personal, family, or household purposes.

This Trust Deed applies to, inures 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 pledge, of the contract secured hereby, whether or not named as a Beneficiary herein. In construing this Trust Deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, Grantor accepts and agrees to the terms and covenants contained in this Security Instrument.


Benjamin H. Butcher, Grantor

STATE OF MINNESOTA, County of Cass) ss.

This instrument was acknowledged before me on the 24 day of April 2023, by Benjamin H. Butcher.


Notary Public for Minnesota

My Commission Expires: 1/31/27

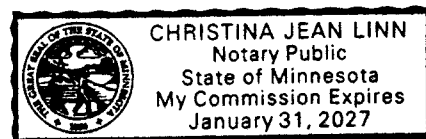


EXHIBIT "A"
LEGAL DESCRIPTION

The SE1/4 of the SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the following described parcels:

A

That parcel of property conveyed to Stephen Delbert Morgan and Valerie Jean Morgan, husband and wife, by deed recorded October 12, 1976 in Volume M76, page 20183, Microfilm Records of Klamath County, Oregon, described as follows:

The E1/2 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; EXCEPT the North 100 feet thereof.

B

That parcel of property conveyed to Ralph Lowell Williams and Victoria Diane Williams, husband and wife, by deed recorded November 21, 1975 in Volume M75, page 14694, Microfilm Records of Klamath County, Oregon, described as follows:

The SW1/4 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County; EXCEPT the East 150 feet of the South 30 feet thereof.

C

That parcel of property conveyed to Martha L. Morrison by deed recorded April 7, 1977 in Volume M77, page 5786, Microfilm Records of Klamath County, Oregon, described as follows:

The S1/2 NW1/4 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; EXCEPT the East 100 feet thereof.

D

That parcel of property conveyed to Patricia Merrifield by deed recorded April 7, 1977 in Volume M77, page 5787, Microfilm Records of Klamath County, Oregon, described as follows:

The N1/2 NW1/4 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; EXCEPT the East 100 feet thereof.

E

That parcel of property conveyed to American Savings and Loan Association, a Federal Association, dba Willamette Savings and Loan Association by deed recorded July 14, 1988 in Volume M88, page 11137, Microfilm Records of Klamath County, Oregon, described as follows:

A portion of the E1/2 E1/2 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the SE corner of said Section 32 and running along the Easterly section line North 00°12'42" West 563.25 feet to the True Point of Beginning; thence running North 89°35'57" West 280.67 feet; thence North 00°15'10" West 155.16 feet; thence South 89°35'57" East 280.78 feet to the Easterly line of Section 32; thence South 00°12'42" East 155.16 feet to the True Point of Beginning.

F

East 150 feet of the South 30 feet of the SW1/4 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

G

That parcel of property conveyed to Ronald Glen Bockelman, Sr. and Barbara Kellogg Bockelman, husband and wife by deed recorded December 30, 1976 in Volume M76, page 20997, Microfilm Records of Klamath County, Oregon, described as follows:

The W1/2 of the SE1/4 SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; EXCEPT the North 100 feet thereof.

Said parcel first above described TOGETHER WITH an easement for ingress and egress over the Easterly 30 feet of Lot 21, Block 28, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, as granted by instrument recorded September 20, 1968 in Volume M68, page 8543, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress as granted by instrument recorded July 14, 1988 in Volume M88, page 11147, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress as granted by instrument recorded February 8, 1989 in Volume M89, page 2502, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning at a point 330.27 feet North 89°29'55" West and 131.89 feet North 00°15'10" West of the SE corner of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; running thence North 00°15'10" West 430.78 feet; thence South 89°35'57" East 30.00 feet; thence South 00°15'10" East 430.83 feet; thence South 89°29'55" West 30 feet to the point of beginning.

AND TOGETHER WITH an easement for ingress and egress over the South 30 feet of the East 150 feet of the SW1/4 SE1/4 SE1/4 of said Section 32, Township 37 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress over the West 30 feet of the South 131.89 feet of the SE1/4 SE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.