A - 236/Y FORM No. 881-Oregon Truss Deed Series.	81.030	Vol. 73	Page 1183	
KI	TRUST DEED		10 73 hote	· · · · · · · · · · · · · · · · · · ·
KLAMATH COUNTY TITLE	RUST DEED and ethis 22nd day of an Oregon corporation COMPANY EAN C. BAGGE, husband and WITNESSET ats, bargains, sells and conveys t inty, Oregon, described as:	l wife	, as Benefic	iary,
		to the official pla	t thereof	
Lot 65 of on file in	Yalta Gardens, accoluting a the records of Klamath	County, Oregon,		
FOR THE PURPOSE OF	y does not exceed three acres, togethe hereunto belonging or in anywise now d trached to or used in connection with SECURING PERFORMANCE of e Four Hundred and 00/100 t a promissory note of even date hereu turest hereof, if not sooner paid, to be	each agreement of grants ner 0		takerest 1
final payment of principal and in	t a promissory note of even due the terest hereof, if not sooner paid, to be this trust deed, grantor agrees: antain said property in good condition thereon;	due and payable dorsement (in case of full reconve) te liability of any person for the p opport to the making of any n	ance, for cancellation), witho ayment of the indebtedness, I hap or plat of said property;	ut affecting rustee may (b) join in join in any
To protect the section of the sectio	this trust deed, grantor upros. the aintain said property in good condition any building or improvement thereon; aid property. any provident for a second and workmanlike which may be constructed, damaged or which may be constructed.	due and paysone dorsement (in case of Jull reconvey the liability of any person for the p n) consent to the making of any n h) consent to the making of any n h) consent to the making of any heredi (d) reconvey, without wards heredi (d) reconvey, without wards heredi (d) reconvey, without wards heredi (d) reconvey, without wards heredi (d) reconvey, and the rec equally entitled thereto; and thinking reviews monitoned in this paragraph h	any restriction thereon; (C) , fecting this deed or the lier nty, all or any part of the pr be described as the "person itals therein of any matters of itals therein of any matters of	or charge operty. The or persons ; lacts shall any of the
destroyed thereon, and pay when due destroyed thereon, and pay when due 3. To comply with all laws. (tions and restrictions affecting state join in executing such financing state	nents pursuant to the Uniform Commer-	10. Upon any detault by kine without notice, either in perso	on, by agent or by a receive	security for
by filing officers or searching agenci beneficiary. 4. To provide and continuou	es as may be deemed desnuste of the solution o	ssues and profits, including those r	and collection, including reas	dor as bene-
an amount not less than \$	insurable value, written in ary, with loss payable to the latter; all ary to the beneficiary as soon as insured;	collection of such rents, issues and insurance policies or compensation or property, and the application or re	taking possession prolits, or the proceeds of li or awards for any taking or d lease thereof as aloresaid, shal will hereunder or invalidate	re and other amage of the 1 not cure or any act done
deliver said policies to the benefician tion of any policy of insurance no the beneficiary may procure the the beneficiary may fire or other in	w or hereafter placed on shall building same at grantor's expense. The amount surance policy may be applied by benefi- surance policy may be applied by beneficiary	pursuant to such notice. pursuant to such notice. 12. Upon delault by grante hereby or in his performance of an devlare all sums secured hereby inn	r in payment of any indebte y agreement hereunder, the be nediately due and payable. In great to foreclose this trust of	dness secured neticiary may such an event leed in equity
any determine, or at option of ben may determine, or at option of ben any part thereoi, may be released to not cure or waive any default or no et done pursuant to such notice.	fictory the such application or release shall b grantor. Such application or invalidate any tice of default hereunder or invalidate any turn unschanics' liens and to pay all	direct the trustee to foreclose this the latter event the beneficiary o recorded his written notice of defa	trust deel shall execute an the trustee shall execute an it and his election to sell the tions secured hereby, wherein	a cause to be said described for the trustee
taxes, assessments and broker any t against said property before any t charges become past due or delingui- charges become past due or delingui- ta heneliciary; should the grantor	art of such faces, lower receipts therefor ent and promptly deliver receipts therefor eil to make payment of any taxes, assess- eil to make payment by grantor, either orbor chaides payment by grantor, either	taw and proceed to toreclose this 86,740 to 86,795.	trust deed in the manner of	he date set by privileged by
by direct payment or by providi by direct payment, beneliciary m make such payment, beneliciary m and the amount so paid, with inter to dether with the obligatio	ay, at its option, make payment interest est at the rate set lorth in the note secured is described in paragraphs 6 and 7 of this ns described in the debt secured by this	tively, the entire amount then du obligation secured thereby (inclu enforcing the terms of the obliga	e under the terms in the second ling costs and expenses actua- tion and trustee's and attorney h portion of the principal as	lly incurred in y's fees not #x-
trust deed, without waiver of any trust deed, without waiver of any covenants hereol and for such pay erty hereinbetore described, as w erty hereinbetore that they are bound	rights with interest as aloreshid, the pion ments, with interest as aloreshid, the pion ell as the grantor, shall be bound to the low the payment of the obligation herein for the payment of the obligation with-	14. Otherwise, the sale shall all loreclosure proceedings shall 14. Otherwise, the sale shace designated in the notice of	he distributed by the date and a sale. The trustee may sell said and shall sell the parce	at the time and property either of or parcels at
render all sums secured by this to constitute a breach of this trust det	ust freed minications	in one parcer of highest bidder is auction to the highest bidder is shall deliver to the purchaser it the property so sold, but witho plied. The recitals in the deed o plied. The recitals in the deed o	r cash, payable at the fine s deed in form as required by ut any covenant or warranty any matters of fact shall be person, excluding the truste	Law conveying express or im- conclusive proof e, but including
tees actually incurred. 7. To appear in and dely affect the security rights or powe	nd any action or proceeding purporting to rs of beneficiary or trustee and in any suit, beneficiary or trustee may appear, including beneficiary or trustee may appear, including	the grantor when trustee sells p 15. When trustee sells p shall apply the proceeds of sall clading the compensation of the clading the compensation of the	arsuant to the powers proceed to payment of (1) the expe- trustee and a reasonable ch accured by the trust deed, (2)	nses of sale, in- arge by trustee's b) to all persons
any suit to the end title and the cluding evidence of title and the	beneficiary to pay all costs and expenses, in- beneficiary's or truster's attorney's tees, the beneficiary's paradraph 7 in all cases shall be need in this paradraph 7 in all cases shall be need to the appeal tens any judgittent or the event of an appeal tron any judgittent or event of a specific appearance of the appearance further agrees to pay such sum as the ar- nable as the beneficiary's or trustee's attor-	having recorded there's any app deed as their interests may app surplus, if any, to the grantor surplus.	ear in the order of their prov or to his successor in interest	entitled to such av from time to
pellate court such appeal. ney's lees on such appeal. It is mutually agreed 8. In the event that any work of deminent doma	that: portion or all of said property shall be taken in or condemnation, beneficiary shall have the or condemnation of the monies payable	time appoint a successor of successor successor trustee appointed here conveyance to the successor tr powers and duties conferred powers and duties conferred	eunder. Upon such applaatie ustee, the latter shall be vest ipon any trustee herein nan de ged substitution shall be	ed with all title. wed or appointed made by written
to pay all reasonable costs, exp incurred by grantor in such a	which and attorney's tees necessarily pind of benses and attorney's tees necessarily pind of rocceedings, shall be paid to beneficiary and sonable costs and expenses and attorney's tees sonable costs and expenses and attorney's tees	and its place of record, which Clerk or Recorder of the count shall be conclusive proof of p 17. Trustee accepts th	i, when recorded in the bi- y or counties in which the pro- oper appointment of the succ- is frust when this deed, do be record as provided by lar	operty is situated, essor trustee, ily executed and w, Trustee is not
ficiary in such proceedings, and secured hereby; and grantor ag end execute such instruments and execute such instruments	rees, at its own expense, to take such action as shall be necessary in obtaining such con sinry's request.	acknewing ged is notify any party obligated to notify any party frost or of any action or pro shall be a party unless such or	hereto of pending sale under reeding in which grantor, ben action or proceeding is brough	eficiary or trustee it by trustee.
ficiary, payment of its lees ar The grantor co	renants and agrees to and with t	y and has a valid, unence		
Trust Dead For Dene page 4022 Frample	ple of said described real proper- ficiary Equitable Santass County, Use herender must be either ides that the tostee herender must be either acardian autherized to a bosiness under the le tee, its subsidiaries, affiliates, agents ar branch	an attorney, who is an active membras of Oregon or the United States, at es.	r of the Oregon State Bar, a a title insurance company autho	nzed to insure title to

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	 (a)* primitry to guiden or (even if grantor is a natural person) we thereto, their heirs, legatees, devisees, administrators, execuputeroses. This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, including pledgee, of the term beneficiary shall mean the holder and owner, including pledgee, of the tors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and whenever the context so requires, the tors, personal representatives, successors and assigns. The term beneficiary herein. In construing this deed and whenever the context so requires, the tors, personal representatives, successors and as a beneficiary herein. In construing this deed and whenever the context so requires, the tors, personal representatives, successors and as a beneficiary herein. 	
	* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor or such word is defined in the Truth-in-Lending Act and Regulation Z, the or such word is defined in the Truth-in-Lending Act and Regulation Z, the disclosures; for this purpose, if this instrument is to be a FIRST lien to finance disclosures; for this purpose, if this instrument is to be a FIRST lien to finance disclosures; for this purpose, if this instrument is to be a FIRST lien to finance disclosures; for this purpose, if this instrument is to be a FIRST lien, use Stevens-Ness Form No. 1306, or if this instrument is NOT to be a first lien, use Stevens-Ness Form No. 1306, or if this instrument is to the a citrat lien, use Stevens-Ness Form No. 1306, or if this instrument is to the a citrat lien, use Stevens-Ness Form No. 1306, or if this instrument is to the a citrat lien, use Stevens-Ness Form No. 1306, or if this instrument is to the a citrat lien, use Stevens-Ness Form No. 1306, or if this instrument is to the a citrat lien, use Stevens-Ness Form No. 1306, or if this instrument is to the a citrat lien, use Stevens-Ness Form No. 1306, or if this instrument is to the a citrat lien, use Stevens-Ness Form No. 1306, or if this instrument is to the a citrat lien, use Stevens-Ness Form No. 1306, or if this instrument is to the a citrat lien use Stevens-Ness Form No. 1306, or if this instrument is to the a citrat lien use Stevens-Ness Form No. 1306, or if this instrument is to the a citrat lien use Stevens-Ness Form No. 1306, or if this instrument is to the a citrat lien use Stevens-Ness Form No. 1306, or if this instrument is to the a citrat lien use Stevens-Ness Form No. 1306, or if this instrument is to the a citrat lien use Stevens-Ness Form No. 1306, or if this instrument is to the a citrat lien to the ci	at er
	STATE OF OREGON, }ss. County of ,19 Personally appeared the above named Scptember 4, 19, 73 and acknowledged the loregoing instru- and decknowledged the loregoing instru- and acknowledged the loregoing instru- the compare and decd.	
CEEDER IN THE RECENT AND ALL RECENT AND ALL ALL ALL ALL ALL ALL ALL ALL ALL AL	Belore me: of said corporation that shares the intervention by authority of its board of directors; and each of the its voluntary act and deach of the its voluntary act act act act and deach of the its voluntary act	
LSDRL USERT FOR FAIL RECONCERNEE LSDRL USERT FOR FAIL RECONCERNEE	EED Grantor Grantor Arrie a within instru- r record on the record on the second of the second and and and and and and and and and and	
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trust deed fave been tuily pain to statute, to cancel all evidences of indebtedness secured by skin trust deed by skin trust deed the and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to DATED:	To be used only when obligations have been paid.	A REAL AND A
Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before reconveyunce will be mode.	trust deed have been tully paid and earlier to cancel all evidences of indebtedness secured by said these been tully paid and earlier to cancel all evidences of indebtedness secured by said these been said trust deed by the terms of said trust deed th herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed th herewith together with said trust deed) and to reconvey and documents to estate now held by you under the same. Mail reconveyance and documents to estate now held by you under the same. Mail reconveyance and documents to estate now held by you under the same. Mail reconveyance and documents to estate now held by you under the same. If the same same same same same same same sam	
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