7 38 - 1492			(. 1 M.	10	621
48620	TRUST DEE	:D	101. 78	Fage 70	CHA!
THIS TRUST DEED, made this	_ day of	HPRIL		, 19	L_ , between
Patricia A. Luquire, a married woman TRANSAMERICA TITLE INSURANCE COMPANY, a CALIFORNIA CORPORATION as Trustee, and WELLS FARGO REALTY SERVICES, INC., a CALIFORNIA CORPORATION, TRUSTEE as Beneficiary. WITNESSETH:					
Grantor irrevocably grants, bargains, seils and con	nveys to trus	stee in trust, with			
Lot <u>444</u> in Block <u>22</u> of Truct 1113-Oregon Sho Page 20 of Maps in the office of the County Recorder of sa	ores-Unit 2 as aid County.	shown on the m	ap filed on D	ecember 9, 1977	in Volume 21,
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The state of the s					
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A Company of the Comp					
together with all and singular the tenements, hereditaments and appurten	ances and all oth	er rights thereunto beli	onging or in anywis	se now or hereafter ap	pertaining, and the
rents, issues and projets thereby and an juxtures not stance of each agreem	nent of grantor he	erein contained and pay	ment of the sum o	//	
THOUSAND : 100 - Dollars.	with interest the	reon according to the to	he due and payable	May I,	19
beneficiary or order and made by grantor, the final payment of principal are the date of maturity of the debt secured by this instrument is the dathe within described property, or any part thereof, or any interest their obtained the written consent or approval of the beneficiary, then, at the expressed therein, or herein, shall become immediately due and psyable.	rein is sold, agree beneficiary's op	ed to be sold, conveyed tion, all obligations sec		and the steel consistence to	iyable. In the event eithout first having the maturity dates
The above described real property is not currently used for agricultural, tin To protect the recurity of this trust deed, granter agrees. 1. To protect, preserve and maintain said property in good condition.	and repair; r	extriction thereon; (c)	join in any subor	dination or other agree	cement affecting the
 To protect, preserve and maintain said property in good condition not to remove or demolish any hadding or improvement thereon, not to permit any waste of said property. 	commit or 6 1 monner any 1	ieed or the Hen or cha the property. The gran	rge mereoj, (a) rec tee in any reconve	vance may be describ	ed as the "person of
 To complete or restore promptly and in good and who building or improvement which may be constructed, damaged or destroys and pay when due all costs incurred therefor. 	red thereon. b titions and	he conclusive proof of mentioned in this parag	raph shall be not le	ess than \$5.	nav at any time with
and pay when due all costs interest property. J. To comply with all laws, ordinances, regulations, covenants, conditions affecting said property; if the heneficiary so requests, to join it	ditions, and in executing of the baneficial	10. Upon any defa due notice, either in per without regard to the a	ult by granter nerson, by agent or buildequacy of any se	y a receiver to be apportunity for the indebter	dness hereby secured
such financing statements pursuant to the first people public office of any may require and to pay for filing same in the proper public office of well as the cost of all then searches made by filing officers or searching may be deemed desirable by the beneficiary.	or offices, as of agencies as in the second of the second	enter upon and take po sue or otherwise collec unpaid, and apply the	the rents, issues same, less costs	s and profits, including and expenses of oper which to paragraph	ng those past due and ation and collection 7 hereof upon an
4. To provide and continuously munitum instruments of the first herafter erected on the said permises against loss or damage by fire and hazards as the beneficiary may from time to time require in an amount n hazards as the beneficiary may from time to time require in an amount n hazards as the beneficiary may from the time to written it. companies accept	i such other of the total test than table to the he delivered	indebtedness secured no 11. The entering up	on and taking pos	ssession of said proper	rty, the collection of
beneficiary with loss payable to the latter; all policies of insurance shart to the beneficiary as from as insured; if the granter shall fail for any procure any such insurance and to deliver said policies to the benefici	y reason to c lary at least a or hereafter n	uch rents, issues and pi compensation or awar- application or release to notice of default hereum	rofits, or the proce ds for any takin hereof as aforesaid der or invalidate at	g or damage of the d, shall not cure or t ny act done pursuant t	property, and the wave any default or to such notice.
fifteen days prior to the explantion of any procure the same at granto placed on said buildings, the heneficiary may procure the same at granto placed on said buildings, the heneficiary may procure the same at granto place of the mount collected under any fire or other insurance policy may be a few and the same and	or's expense. e applied by theneficiary	12. Upon default o in his performance of a secured hereby immedi	ny agreement here lately due and pa	under, the beneficiary vable. In such an eve	may declare all sums
beneficiary upon any indenteaness secured never amount so collect	cted, or any	secured hereby immedi- described real property the beneficiary may pro-	is currently used) oceed to foreclose	for agricultural, timber this trust deed in equ	r or grazing purposes, ary, as a mortgage in a life out roal property
to such notice. 5. To keep said premises free from construction lleas and to page.	ay all taxes,	the mariner provided by is not so currently used trust deed in equity as:	l, the beneficiary a a mortgage or direc	it his election may pro- ct the trustee to force!	eeed to foreclose this ose this trust deed by
5. To keep said promises free from constitution that agrees that may be levied or assessed upon or property before any part of such taxes, assessments and other charges I	become past	idvertisement and site. und cause to be recorde described real propert)	of his written notice to satisfy the o	e of default and his el- obligations secured he	ection to sell the said reby, whereupon the
due or delinquent and prompto) and taxes, assessments, insurance premising amount of make payment of my taxes, assessments, insurance premising other charges payable by grantor, either by direct payment or be other charges.	uns, liens or by providing v may, at its	described real property trustee shall flx the th law, and proceed to fo	y to sausty the o me and place of sa reclose this trust d	the, give notice thereo. leed in the manner pro	t as then required by wided in ORS;36-740
beneficiary with fundy with which option, make payment thereof, and the amount so paid, with interest at option, make payment thereof, and the amount so paid, with interest at option, in the note secured hereby, together with the obligations of	t the rate set described in	to 86, 795, 13. Should the he after default at any tin	meficiary elect to ne prior to five da	fareclose by advertisys before the date set	sement and sale ther by the trustee for the S-S6-760, may pay to
secured by this tries area, and a such interest as aforesaid	ach of any of the property	trustee's sule, the grant the beneficiary or his s under the terms of the	uccessors in interes trust deed and the	st, respectively, the en obligation secured th	tire amount then due ereby (including cost
the covenants hereof and for such payments, shall be bound to the same hereinbefore described, as well as the grantor, shall be bound to the same they are bound for the payment of the obligation herein described, they are bound for the payment of the obligation herein and the	e extent that and all such nonnayment	and expenses actually to and attorney's fees not as would not then be	neurred in enjorei exceeding \$50 ea due had no default	the terms of the tech) other than such port occurred, and thereb	ortion of the principally cure the default, it
payments shall be immediately one and payout when all sums secured thereof shall, at the option of the heneficiary, render all sums secured deed immediately due and payable and constitute a breach of this trust defeated immediately due and payable and constitute a breach of this trust and the state of t	by this trust leed.	which event all foreclos	sale shall be he	d on the date and a	the time and place
6. To pay all costs, jees and expenses of the trustre incurred in search as well as the other costs and expenses of the trustre incurred in	n connection	designated in the noti parcel or in separate p highest bidder for cas	parcels and shall s th, payable at the	sell the parcel or pare time of sale. Truste	els at auction to the shall deliver to the property so old, bu
with this obligation. 7. To appear in and defend any action or proceeding purporting security rights or powers of beneficiary or trustee; and in any su	to affect the iit, action or iv suit for the	without any covenant	or warranty, expres	ss or implied. The reci	tals in the deed of an
proceeding in which the belief and costs and expenses, including evidence foreclosure of this deed, to pay all costs and expenses, including evidence the beneficiary's or trustre's attorney's fees provided, however, in case the beneficiary's or trustre's attorney's fees provided, however, in case the beneficiary's or trustre's attorney's fees provided they then the providing the provided of the	e of ritle and se the suit is ng party shall	sale. 15. When trustee	sells pursuant to	the powers provided	f herein, trustee tha
be entitled to the attorney's fees herein described; the amount of at meetinged in this paragraph 7 in all cases shall be fixed by the trial co	tioney's fees ourt or by the	apply the proceeds of compensation of the t	rustee and a reason	nable charge by trustee	e's attorney, (2) to th
appendic contribution oppositions to the second contribution of the second		obligation secured by subsequent to the in- appear in the order of	terest of the trust their priority and	er in the trust deed (4) the surplus () an	as their interests ma iv, to the spantor of t
If he the event that any portion or all of said property than be to control of entirent demand or condemnation, beneficiary shall have the	ken under the right, If II w	To For any repro- a movement or increase	n permitted by lay in permitted by lay ins to any truster	w beneficiary may from a named herein on to	n tone to tone appear any waveven Pavid
elects, to require that all or any permit of the mount required to pay all reason he taking, which are no except of the amount required to pay all reason permits and attorney's feet necessarily paid or incurred by goal expenses and attorney's feet necessarily paid.	ionable coviv. mior pr such mo reasonable	appointed hereinder, microstro truster, the upon any truster here.	tipen, such appoint in named on appoint	ed with all title, power inted hereinster (f.a.)	evand dicties conferre such appointment at benetictary confaint
costs and expenses and attorney's fees, both in the trial and appropriate and expenses and attorney's fees, both in the trial and appropriately many proceedings, and decreasingly paid or incurred by beneficiary in such proceedings, and	pelate courts, d the balance e at the own	reference to this trust	i deed and its pla	er of record, which	when recorded in the
expense, to take such actions and execute such instruments as shall be	e arcessary in	property it situated, si trustee, 17. Trustie accep	itali be conclusive f ita this trust when	this deed, duly execu	ited and acknowledge
9. At any time and from time to this deed and the note for en- payment of its fees and presentation of this deed and the note for en- case of full reconveyance, for cancellation, without affecting the la- person for the payment of the indebtedness, trustee may (a) consent- of any map or plat of said property; (b) join in granting any easement of	to the making or creating any	is made a public sect party bereso of penu proceeding in which g or proceeding is broug	ind as provided by ling sale under a trantor, beneficiary the by trustee.	y taw, Trustee is not only other deed of true or trustee shall be a p	of any define of any define and are for an extension and are for a contract to the area of
The grantor covenants and agrees to and with the	ie beneficiary unencumber	ca mica meren			
NOTE: The Trust Deed Act provides that the trustee hereunder must be or savings and loost association authorized to do business under the property of this state, its subsidiaries, affiliates, agents or branch	either an atteir	any, who is an extra	ember of the O a title insurance of thereof.	Oregon State Bar, a b. Company authorized to	ank, trust company incrure title to real

10001 and that he will warrant and forever defend the same against all persons whomsoever. The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:

(a)* primarily tor grantor's personal, tamily, household or agricultural purposes (see Important Notice below),

(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes other than agricultural purposes. This 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 pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this 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, said grantor has hereunto set his hand the day and year first above written. * 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 beneficiary MUST comply with the Act and Regulation by making required disclosures. If compliance with the Act not required, disregard this notice. (If the signer of the above is a corporation, use the form of acknowledgment apposite.) (OPS 93.490) STATE OF CALIFORNIA, COUNTY OF LOS ANGELES } SS. On 20 Alvi | 17 8 hefore me, the undersigned, a Notary Public in and for said County and State, personally appeared FCC W. Koch / N. Koch / N. Within instrument as a witness thereto, who being by me duly sworn, deposed and said: That resides at the sworn was present and saw Patricia A. 20 April, 1978 FOR NOTARY SEAL OR STAMP personally known to 10 to be the person described in, and whose name is subscribed to the within and annexed instrument, execute the same: and that affiant subscribed 113 name thereto as a witness to said execution. OFFICIAL GERALD E. GREEN NOTARY FUBLIC CALIFORNIA LOS ANGELES COUNTY
My Commission Expires Aug. 25, 1978 trust deed have been fully paid and satisfied. You said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the forms of said trust estate now held by you under the same. Mail reconveyance and documents to .. DATED: Beneficiary Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trusted for concellation before reconveyance will be made. TRUST DEED STATE OF OREGON County of . Klamath I certify that the within instrunent was received for record on the 19th day of May , 1978 , 19th day of May 1978, at 3:17 o'clock P.M., and recorded in book M78 on page 10024 P. A. Luquire Grancor or as file/reel number 48620 SPACE RESERVED Record of Mortgages of said County. FOR Witness my hand and seal of RECORDER'S USE Wells Fargo Realty Services, Inc. County affixed. Beneficiary AFTER RECORDING RETURN TO Wells Fargo Realty Services, Ind Wm. D. Milne

72 East Green Street

Pasadena, California

attn: K. Hack

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County Clerk

By Lemetha While Deputy

Title