13748 Vol.M18 Page 50740 TRUST DEED THIS TRUST DEED made this day of_ Bernhardt . between conald K TRANSAMERICA TITLE INSURANCE COMPANY, a CALIFORNIA CORPORATION as Trustee, and WELLS FARGO REALTY as Grantor, SERVICES, INC., a CALIFORNIA CORPORATION, TRUSTEE as Beneficiary. WITNESSETH: Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in KLAMATH COUNTY, OREGON, described as: Lot 4 _ in Block 2.2___ of Tract 1113-Oregon Shores-Unit 2 as shown on the map filed on December 9, 1977 in Volume 21, Page 20 of Maps in the office of the County Recorder of said County.

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereinto belonging or in anywise now or hereafter opportaining, and the rents, issues and profits thereof and ell fixtures now or hereafter attached to or used in connection with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantur herein contained and payment of the sum of LVC. Thousand the browsthe interest thereare the tenes of the browsthe provide to the tenes of tenes of the tenes of tenes of the tenes of the tenes of tenes of the tenes of tenes of tenes of tenes of the tenes of t Seven hundred and Suxter_ Dollars, with interest thereon according to the terms of a promissory note of even date herewith, pavable to

The date of maturity of the debt secured by this instrument is the date stated above, on which the final installment of said note becomes due and payable. In the event the written consent or approval of the beneficiary, then, at the beneficiary's option, all obligations secured by this instrument for the maturity dates expressed therein, or herein, shall become immediately due and payable.

The balance of maturity of the determined is the date, statistical above, on white mean interaction of the proficiary, then, at the beneficiary's option, the expressed herein, or the emprovement or approval of the beneficiary, then, at the beneficiary's option, the statistical end payshel.
The above described real projectry is not currently used for agricultural, timber or grazing purposes.

 To protect the security of this trust Jeed, grantor agrics:
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 To protect the security of this trust Jeed, grantor agrics:
 To protect the security of this trust Jeed, grantor agrics:
 To complet or restore therein, that is good and workmanilike manner any mark definition of the property of the beneficiary with all laws, ordinance, regulationt, covenants, conditions, and such agricultural trusts, ordinance, regulation, covenants, conditions, and such agricultural trusts, and the function of the property of the beneficiary.
 To complet with all laws, ordinance, regulation, covenants, conditions, and such agricultural trusts, and provide the property of the beneficiary.
 To complet with all laws, ordinance, regulation, the manon of the property of the beneficiary as non as insured, of this fing some in the proper public office and such other statemene and to deliver such property head that for the deliver of the property of any neuron to release that not care of process and the statemene and the deliver and property of the such agricultural trust of the properis the such additis of the such agricultural trust of the prop

with outs onligation. 7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trasteet and in any suit, action or proceeding in which the beneficiary or trastee may appear, including any suit, action or foreclosure of this deed, to puy all costs and expenses, including evidence of title and the beneficiary's or trustees attorney's fees provided, however, in case the suit is between the grantor and the beneficiary or thrustee the trustee the prevailing party shall mentioned in this paragraph 7 in all cases shall be fixed by the trial court or by the trial court or by the trial court or by the suit is appealing evidence.

It is mutually agreed that:

NOTE:

It is mutually agreed that: 8. In the event that any portion or effectively poperty shall be taken under the right of eminent dynamic or condemnation. Source are shall have the regist of a se-reget to require that all or any source or source shall have the regist of a se-reget to require that all or any source or source shall be taken by the source of the require that all or any source of the source of the source of the source of the require that all or any source of the proceedings, that be require the source of the source of the source of the proceedings, that be required to beneficiary of any the source of the source of the source of the source of the beneficiary of and the source of the source of source of the source of the beneficiary of and the source of the source of source of the source of the beneficiary of any for the source of the source of the source of the source of the beneficiary of the source of the instruments as shall be necessary of the source of performance of the indebtedness, trassee may (a) consent to the making of any map or plat of shall property (b) in in granting any casement or creating any to any map or plat of shall property (b) in in granting any casement or creating any (b) any map or plat of shall property (b) in the source of the material source of the material source of the source of

restriction thereon: (c) join in any subordination or other agreement affecting this deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "operan or persons legally entitled thereof," and the rectails therein of any matters or facts shall be omclusive proof of the truthfulness thereof. Trustee's jees for any of the services mentioned in this paracraph shall be not less than 55. If the only a structure is thereof in this paracraph shall be not less than 55. If the only a structure is the end of the truthfulness thereof. Trustee's jees for any of the services mentioned in this paracraph shall be not less than 55. If the only a court, and without regard to the adequacy of any security for the indebtedness hereof, it is own name such or otherwest collect the rents, issues and profits, including those pass them and calle paracraph's performance of operation and collection, including reasonable attorney's fees subject to paragraph 7 hereof upon any indebtedness secured hereby, in such order as beneficiary may determine.

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The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully scized in fee simple of said described real property and has a valid, unencumbered titled thereto

The Trust Deed Act provides that the trustee herconder must be either an attorney, who is an active member of the Oregon State Bar, a bank, frust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title instrance company authorized to insete fifte to real property of this state, its schedularies, affiliates, agents or branches, or the United States or any agency thereof.

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| d that he will warrant and forever defend the same | e against all persons wh | omsoever. | |
| The grantor warrants that the proceeds of the loan r (a)* primarily for grantor's personal, family, househ (b) for an organisation, or (even il grantor is a nati- parposes. This deed applies to, inures to the benefit of and t rs, personal representatives, successors and assigns. The t ntract secured hereby, whether or not named as a benefici asculine gender includes the terminine and the neuter, and IN WITNESS WHEREOF, said grantor ha interaction is defined in the Truth-in-Lending Act and Regu such word is defined in the Truth-in-Lending Act and Regu meticiany MUST comply with the Act and Regulation by main | ural person) are for braines binds all parties hereto, the erm beneficiary shall mean iary herein. In construing it d the singular number inclu- is hereunto set his hand (a) or (b) is x (27) is a creditor plation Z, the king required | <u>e or commercial purpo</u> ir heirs, legatees, devis the holder and owner is deed and whenever des the plural. | ees, administrators, execu- , including pledgee, of the the context so requires, the irst_above written. |
| sclosures. If compliance with the control of the school of | | | |
| | 93 490) STATE OF, | County of |) ss. |
| County of Klawieth 355. | | . 19 | |
| Personally appeared the above named Ronald B. Bernhardt | each for himself and no | t one for the other, di | who, being duly sworn, I say that the former is the nt and that the latter is the |
| and acknowledged the loregoing instru- nent to be Wex. voluntary act and deed. Before me) COFFICIAL SA asy B. Kalita | and that the seal allixe of said corporation and | d to the foregoing inst that said instrument | y of , a corporation, rument is the corporate seal vas signed and sealed in be- ard of directors; and each of ts voluntary act and deed. |
| Noray: Public for Diefor | | | (OFFICIAL |
| My commission expires: 12-22-78 | Notary Public for My commission expires | | SEAL) |
| Reol | My commission expires | | SEAL) |
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| REOU To be used TO: The undersigned is the legal owner and holder of trust deed have been fully paid and satisfied. You hereb said trust deed or pursuant to statute, to cancel all evic herewith together with said trust deed) and to reconvey, estate now held by you under the same. Mail reconveyan | My commission expires UEST FOR FULL RECONVEYANCE only when obligations have been p , Trustee all indebtedness secured by yaro directed, on payment dences of indebtedness secured without warranty, to the pur- nee and documents to | the loregoing trust de to you of any sums ow red by said trust deed wing designated by th | ed. All sums secured by sai ing to you under the terms of (which are delivered to yo terms of said trust deed th |
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