

THIS TRUST DEED, made this 19th day of May, 1978, between Tara R. Chavazague & Linda R. Hammond as Grantor, 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, sells and conveys to trustee in trust, with power of sale, the property in Klamath County, Oregon, described as:

Page 26 of Map is in the office of the County Recorder of said County.

together with all and singular the tenements, hereditaments and appurtenances and rights and advantages in and to the same in anywise now or hereafter existing, and the rents, issues and profits thereof and all fixtures and other chattels attached to or used in connection with said real estate.

IN WITNESS WHEREOF, the undersigned, being duly sworn, have hereunto set their hands and seals at the County of San Diego State of California this 10th day of February 1998.

[illegible][illegible][illegible]

11. The property claim and taking possession of said property is subject to the following conditions:

[illegible][illegible][illegible]

ART. 3. Should the beneficiary elect to foreclose by advertisement and sale then in default at any time prior to five days before the date set for the trustee to sell the property, the grantor or other person so privileged by GRS 34-2-601 to pay to the beneficiary the amount of the debt secured by the obligation, the entire amount of the debt, under the terms of the trust and in interest, respectively, the entire amount of the debt, and expenses actually incurred in enforcing the obligation secured thereby (including costs and attorney's fees not exceeding \$10,000) shall be paid to the beneficiary.

19. To appear in and defend any action or proceeding purporting to affect the property rights of JO-4591-01, beneficiaries of the JO-4591-01 trust, and to pay all costs and expenses of this trust including the cost of any litigation as well as the other costs and expenses of the trust incurred in connection with this obligation.

14. The gift of powers of beneficiary or trustee, and portions to affect the exercise thereof, shall include the beneficiary or trustee may appear, including the right to sue without any consent or approval as required by law conveying the property; the names of fact shall be expressed, express or implied. The recitals in the deed of any instrument the trustee, but excluding the grantor and beneficiary, may purchase at the sale.

15. When trustee holds pursuant to the powers provided,

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County of _____, this _____ day of _____, 19____.

 Notary Public for said County of _____

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County of _____, this _____ day of _____, 19____.

 Notary Public for said County of _____

[illegible]

17. Trustee accepts this trust when this deed, duly executed and acknowledged party hereto as provided by law, Trustee is not obligated to notify any

map or plat of said property; (b) join in granting any easement or creating any

the Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or insurance and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, or the United States or any agency thereof.

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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 for grantor's personal, family, household or agricultural purposes (see Important Notice below);
 (b) for an organization, or for 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, assigns, devisees, administrators, executors, personal representatives, successors and assigns. The terms 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 its master, 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 each 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 opposite.)

Tom D. Champagne
 Tom D. Champagne

Elizabeth D. Champagne
 Elizabeth D. Champagne

STATE OF CALIFORNIA,

COUNTY OF Los Angeles } 53

On 23 MAY 1978

the undersigned, a Notary Public in and for said County and State, personally appeared Richard E. Green, known to me to be the person whose name is subscribed in the within instrument as a witness, and who being by me duly sworn, deposed and said:

Los Angeles that he was present and saw Tom D. Champagne and Elizabeth D. Champagne personally known to him to be the person described in, and whose name is subscribed in the within and numbered instrument, executing the same, and that he duly subscribed his name thereto as a witness to said instrument.

Signature Richard E. Green

Notary Public (Notary Seal)

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL
 GERALD E. GREEN
 NOTARY PUBLIC-CALIFORNIA
 LOS ANGELES COUNTY
 My Commission Expires Aug. 25, 1978

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. All reconveyance and documents to

DATED: 19

Beneficiary

TRUST DEED

Champagne

Grantor

WFRS

Beneficiary

AFTER RECORDING RETURN TO:
 Wells Fargo Realty Services
 572 E. Green St.
 Pasadena, CA. 91101
 Attn: K. Stark

STATE OF OREGON

County of Klamath } 55

I certify that the within instrument was received for record on the 25th day of July, 1978, at 10:51 o'clock A.M. and recorded in book N78 on page 16104 or as file/serial number 52257 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By [Signature]

Deputy

Fee \$6.00