

54543

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TRUST DEED

Vol. 78

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THIS TRUST DEED, made this 19 day of MAY, 1978, between

ROBERT ROLAND CLAUTIER AND CAROLYN J. CLAUTIER, HUSBAND AND WIFE, as Grantors,
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:

Lot 45 in Block 19 of Tract 1113 Oregon Shore Unit 2 as shown on the map filed on D. 9, 1977 in Volume 21,
Page 20 of Maps in the office of the County Recorder of said County.

Robert Roland Clautier

Carolyn J. Clautier

TRANSAMERICA TITLE INSURANCE COMPANY

WELLS FARGO REALTY SERVICES, INC.

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise 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 FIVE THOUSAND
FOUR HUNDRED Dollars, 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 hereof, if not sooner paid, to be due and payable JUNE 15, 1982

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 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, shall become immediately due and payable.

The above described real property is not currently used for agricultural, timber or grazing purposes.

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 same in the proper public office or offices, as
well as the cost of all lien searches made by filing officers or searching agencies as
may be deemed desirable by the beneficiary.

4. To provide and continuously maintain insurance on the buildings now or
hereafter erected on the said premises against loss or damage by fire and such other
hazards as the beneficiary may from time to time require in an amount not less than
\$100,000, written in companies acceptable to the

beneficiary with loss payable to the latter; all policies of insurance shall be delivered
to the beneficiary as soon as insured; if the grantor shall fail for any reason to
procure any such insurance and to deliver said policies to the beneficiary at least
fifteen days prior to the expiration of any policy of insurance now or hereafter
placed on said buildings, the beneficiary may procure the same at grantor's expense.
The amount collected under any fire or other insurance policy may be applied by
beneficiary upon any indebtedness secured hereby and in such order as beneficiary
may determine, or at option, of beneficiary, the entire amount so collected, or any
part thereof, may be released to grantor. Such application or release shall not cure or
waive any default or notice of default hereunder or invalidate any act done pursuant
to such notice.

5. To keep said property free from construction liens and to pay all taxes,
assessments and other charges levied or assessed upon or against said
property before any part of such taxes, assessments and other charges become past
due or delinquent and promptly deliver receipts therefor to beneficiary; should the
grantor fail to make payment of any taxes, assessments, insurance premiums, liens or
other charges payable by grantor, either by direct payment or by providing
beneficiary with funds with which to make such payment, beneficiary may, at its
option, make payment thereof, and the amount so paid, with interest at the rate set
forth in the note secured hereby, together with the obligations described in
paragraphs 6 and 7 of this trust deed shall be added to and become a 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
herebefore described, as well as the grantor, shall be bound to the same extent that
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.

6. To pay all costs, fees and expenses of this trust including the cost of title
search as well as the other costs and expenses of the trustee incurred in connection
with this obligation.

7. 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 deed, to pay all costs and expenses, including evidence of title and
the beneficiary's or trustee's attorney's fees provided, however, in case the suit is
between the grantor and the beneficiary, the amount of attorney's fees shall be
admitted to the attorney's fees herein described; the amount of attorney's fees
mentioned in this paragraph shall be fixed by the trial court or by the
appellate court if an appeal is taken.

It is mutually agreed that:

8. In the event that any portion or 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 money payable as compensation for
such taking, which are in excess of the amount required to pay all reasonable costs,
expenses and attorney's fees, shall be paid to beneficiary, and in such order as beneficiary
may determine, or at option, of beneficiary, the entire amount so collected, or any
part thereof, may be released to grantor. Such application or release shall not cure or
waive any default or notice of default hereunder or invalidate any act done pursuant
to such notice.

9. At any time and from time to time upon written request of beneficiary,
payment of its fees and presentation of this deed and the note for endorsement (in
case of full reconveyance, 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
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 "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 be not less than \$5.

10. Upon default by grantor hereunder, beneficiary may at any time with
due 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 hereby secured,
enter upon and take possession of said property or any part thereof, in its own name
and 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 subject to paragraph 7 hereof upon any
indebtedness secured hereby, in such order as beneficiary may determine.

11. 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.

12. Upon default by grantor in payment of any indebtedness secured hereby or
in his performance of any agreement hereunder, the beneficiary may declare all sums
secured hereby immediately due and payable. In such an event and if the above
described property is currently used for agricultural, timber or grazing purposes,
the beneficiary may proceed to foreclose this trust deed in equity, as a mortgage in
the manner provided by law for mortgage foreclosures. However, if said real property
is not so currently used, the beneficiary at his 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. In the latter event the beneficiary or the trustee shall execute
and cause to be recorded his written notice of default and his election to sell the said
described real property to satisfy the obligations 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 in ORS 86.740
to 86.795.

13. Should the beneficiary elect to foreclose by advertisement and sale then
after default at any time prior to five days before the date set by the trustee for the
trustee's sale, the grantor or other person so privileged by ORS 86.760, may pay to
the beneficiary or his successors in interest, respectively, the entire amount then due,
under the terms of this trust deed and the obligation secured thereby (including costs
and expenses actually incurred in enforcing the terms of the obligation and trustee's
and attorney's fees not exceeding \$50 each) other than such portion of the principal
as would not then be due had no default occurred, and thereby cure the default, in
which event all foreclosure proceedings shall be dismissed by the trustee.

14. Otherwise, the sale shall be held on the date and at the time and place
designated in the notice of sale. 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 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 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.

15. When trustee sells pursuant to the powers provided herein, trustee shall
apply the proceeds of sale to payment of (1) the expenses of 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.

16. For any reason permitted by law 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, containing
reference to this trust deed and its place of record, which, when recorded in the
office of the County Clerk or Recorder of the county or counties in which the
property is situated, shall be conclusive proof of proper appointment of the successor
trustee.

17. Trustee accepts this trust when this 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 trustee.

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

NOTE: 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 savings 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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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 (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 (c) 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 opposite.)

STATE OF Hawaii) ss.
County of Honolulu)
May 19, 1978

Personally appeared the above named Robert Roland Cloutier and Carolyn J. Cloutier and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Ernie C. Kanham
Notary Public for Hawaii
My commission expires: May 30, 1981

WITNESSED BY _____
DATE _____, 19____

Personally appeared _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me, _____
Notary Public for _____
My commission expires: _____

REQUEST FOR FULL RECONVEYANCE
To be used only when obligations have been paid.
TO: _____, Trustee
The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) 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. Full reconveyance and documents to _____
DATED: _____, 19____

Do not lose or destroy this Trust Deed OR THIS NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

STATE OF OREGON) ss.
County of Klamath)

I certify that the within instrument was received for record on the 6th day of September, 1978, at 3:55 o'clock P.M., and recorded in book M78 on page 19563, or as file/reel number 54543. Record of Mortgages of said County.
Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk

By Bernard Shitsch Deputy

Fee \$6.00

Wells Fargo Realty Service
572 E. Green Street
Pasadena, California 91101
Attn: K. Stark