RECEIVED

TRUST DEED

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63015 51134 MARCH 19...78, between THIS TRUST DEED, made this 20 day of Leland P. Walters, & Myra B. Walters, Husband & Wife as tenants o the entirety, as Grantor, and Wells Fargo Realty Services Inc., Trustee Under Trust No. 7219 , as Beneficiary, Transamerica Title Insurance Co.

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property KLAMATH County, Oregon, described as:

> Lot 26 in Block 13 OREGON SHORES SUBDIVISION-Tract #1053, in the County of Klamath, State of Oregon, as shown on the map filed on October 3, 1973, in Volume 20, pages 21 and 22 of MAPS in the office of the County recorder of said County.

KARL DEED

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 THOUSAND THREE HUNDRED SIXTY THREE to be each agreement of grantor never contained and payment of the sum of the s

tinal payment of principal and interest hereof, it not sooner paid, to be due and payable to beneficiary or order and made by grantor, the

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, or
therein, shall become immediately due and payable.

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

sold, conveyed, assigned or alienated by the grantor without first then, at the beneficiary's option, all obligations secured by this inst therein, shall become immediately due and payable.

The chove described real property is not currently used for agriculture of the converse of 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 dear of said property.

1. To protect, preserve and maintain said property in good condition and repair, not to remove or dear of said property.

1. To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain said property in the workmanlike manner any building or improvement which may red therefor, destroyed thereon, and pay when due ordinances, regulations, covenants, conditions in crecuting such imancing statements pursuant any for liting same in the cities of the said property; if the beneficiary to recommend the said proper public office or carching agencies, as, may be deemed desirable by the beneficiary may read as the cost of all lien searches made proper public office or carching agencies, as, may be deemed desirable by the beneficiary and continuously maintain insurance on the buildings of the said premises against loss or damage by lien own property and the said premises against loss or damage by lien and such and the said premises against loss or damage by lien and such and the said premises against loss or damage by lien companies acceptable to the said premises against loss or damage by lien in the said property in the said property and the said property at least filteen days provide and continuously all the state of the said premises against loss or damage by lien in the said property and lies to the beneficiary with lies payable to the latter; all companies and the beneficiary may be applied to the beneficiary and lies and property and lies and prope

Inval, timber or grazing purposes.

(a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any experience of the teneon; (c) join in any granting any easement or creating any experience of the lien or charge subordination or other agreement affecting this deed or the lien or charge subordination or other agreement affecting this deed or the lien or charge subordination or other agreement affecting this deed or the lien or charge subordination or other agreement affecting this deed or the lien or charge subordination or other agreement affecting this deed or the lien or charge the truthfulness thereof. Trustee's lees for any of the theory of the truthfulness thereof. Trustee's lees for any of the services of the property of the truthfulness thereof. Trustee's lees for any of the services of the property of the truthfulness thereof. Trustee's lees for any of the services of the property secured, enter upon and cake possession of said property of the indebtedness hereby secured, enter upon and cake possession of said property of any part thereof, in its own and use and unpaid, and apply the same, issues and profits, including the thing the same, liciary may be a property of the property and the application or release thereof as acressid, shall not cure or property, and the application or release thereof as acressid, shall not cure or property, and the application or release thereof as acressid, shall not cure or property, and the application or release thereof as acressid, shall not cure or property, and the application or release thereof as acressid, shall not cure or property, and the application or release thereof as acressid, shall not cure or property and the property of the acressing the property is acressing to the property is acressing to the proper

deed as their interests may appear as the surcessor in interest entitled to such surplus. If any, to the grantor or to his successor in interest entitled to such surplus. If, For any reason permitted by law beneficiary may from time to time appoint a successor or successor to any trustee named herein or to any successor trustee appointed hereinder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all tituly powers and duties conferred upon any trustee herein named or appointed powers and duties conferred upon any trustee herein named or appointed instrument executed by beneficiary, containing reference to this trust deed instrument executed by beneficiary. Containing reference to this trust deed in the office of the County and its place of record, which, when recorded in the office of the County and its place of record, which, when recorded in the office of the County shall be conclusive proof of proper appointment of the successor trustee, shall be conclusive proof of proper appointment of the successor trustee 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 building the proper party unless such action or proceeding is brought by trustee.

NOTE. The Trust Deed Act provides that the trustee hereunder must be either an attorner, who is an active member of the Oregon State Bar, a bank, trust company or sovings and loan association authorized to do business under the lows 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.