3%-L	Voi 11/4 Porta Cada a
37 de	Felia 19 74, between,
THIS TRUST DEED, made this day of	1 1 1 1 1 4 to the by as Grantor
TRANSAMERICA TITLE INSURANCE COMPANY, a CALIFORNIA	CORPORATION as Trustee, and WELLS FARGO REALTY
TRANSAMERICA TITLE INSURANCE COMPAINT, a CALIFORNIA CORPORATION, TRUSTEE as BE SERVICES, INC., a CALIFORNIA CORPORATION, TRUSTEE as BE	neficiary.
WITNESSET	IH:
Grantor irrevocably grants, bargains, sells and conveys to trus	stee in trust, with power of sale, the property in KLAMATH
COUNTY, OREGON, described as:	
5 M 7 Treat 1184 Orogan Shares-Uni	t 2-1st Addition as shown on the map filed on November 8,
Lot in Block of Tract 1164-Oregon Groves 5	order of said County.
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- 1	to the amountaining and the
Jogether with all and singular the tenements, hereditaments and appurtenances and all of	ther rights thereunto belonging or in engine now or hereafter apportanting, and the
FOR THE PURPOSE OF SECURING PERPORMANCE OF CELL OF	f - manifesty note of even date herewith, payable to
- three hundred text Double will mind	- February 15 1926
beneficiary or order and made by grantor, the final payment of principal and interest hereo beneficiary or order and made by grantor, the final payment is the date, stated above The date of mapping of the debt secured by this instrument is the date, stated above	of, if not sooner paid, to be due and payable. In the event
beneficiary or order and made by grantor, the final payment of principal and interest hereo The date of maturity of the debt secured by this instrument is the date, stated above the within described property, or any part thereof, or any interest therein is sold, agree the within described property, or any part thereof, or any interest therein is sold, agree blained the written consent or approval of the beneficiary, then, at the beneficiary's op blained the written consent or approval of the beneficiary and blained therein, and become immediately due and payable.	ed to be sold, conveyed, assigned or alterated by the kruttor without dates of the maturity dates of the maturity dates
expressed therein, or herein, shall become immediately due and payable.	NUTRICES (
The above described real property is not currently used for agricultural, timber or grazing to To protect the security of this trust deed, grantor agrees:	
In protect the security of this treat deed, properly in good condition and repair: 1. To protect, preserve and maintain said properly in good condition and repair: not to remove or demolish any building or improvement thereon; not to commit or not to remove or demolish any building or improvement.	restriction thereon; (c) join in any subordination or other agreement, all or any part of 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, the property. The grantee thereto," and the recticals therein of any matters or facts shap be conclustive proof of the truthfulness thereof. Trustee's fees for any of the service of the property of the prop
permit any waste of said property permit and in good and workmanlike manner any 2. To complete or restore promptly and in good and workmanlike manner any be constructed, damaged or destroyed thereon,	persons legally entitled thereto," and the recitals therein of any matters of the service be conclusive proof of the truthfulness thereof. Trustee's fees for any of the service be conclusive proof of the truthfulness thereof.
building or improvement	10 linon any default by grantor hereunder, beneficiary may at any
3. To comply with all land, if the beneficiary so requests, to join in executing	due notice, either in person, by agent of any security for the indebtedness hereby secure
such financing statements pursuant to the Original Proper public office or offices, as ary may require and to pay for filing same in the proper public officer or searching agencies as	
restrictions affecting said purposent to the Uniform Commercial Code as the benefits such financing statements purposent in the proper public office or offices, as any 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 beneficiery. 4. To provide and continuously maintain insurance on the buildings now or the property of the property of t	unpaid, and apply the some, lest costs and expenses of operation and including reasonable attorney's fees subject to paragraph 7 hereof upon at including reasonable attorney's fees subject to paragraph 7 hereof upon at including the second hereby, in such order as beneficiary may determine.
hereafter erected on the said premises against loss or damage by fire and said other hereafter erected on the said premises against loss or damage by fire and not less than	
	much mente issues and profits, or the profits of the property and the
to the beneficiary as soon and to deliver said policies to the beneficiary at least	application of release inereof and act done pursuant to such notice,
filteen days brior to the capitality and the same at eninter's expense.	
The amount collected under the state of the same of th	secured hereby immediately due and for agricultural, timber or grazing purpos
ormay determine, or at option of beneficiary the entire amount so continued or part thereof, may be released to grantor. Such application or release shall not cure or wave any default or notice of default hereunder or invalidate any act done pursuant wave any default or notice of default hereunder or invalidate any act done pursuant	the benefittany may may be a for mortgage foreclosures. However, if sail real proper
to such notice.	is not so currently used, the bear or direct the trustee to foreclose this trust deed
assessments and other things such taxes, assessments and other charges become past	and cause to be recorded his written notice of default and his election to sell the se
due or delinquent and proment of any taxes, assessments, insurance premiums, tiens or	trustee shall fix the time and place of shall fix the manner provided in ORS/86. I
omer charges payment with which to make such payment, beneficiary may, at its	to 86, 793.
option, make payment thereby, together with the obligations described in forth in the note secured hereby, together with the obligations described in forth in the note secured hereby, together with the obligations described in forth in the secured hereby, together with the obligations described in forth in the secured hereby, together with the obligations described in	after default at any time prior to free person so privileged by ORS 86, 760, may pay
secured by this transfer and for such payments, with interest as aforesaut, the property	the beneficiary or his successors and the obligation secured thereby (including counter the terms of the trust deed and the obligation secured thereby (including counter the terms of the obligation and trust)
	and expenses actually incurred in enforcement, other than such portion of the prince and attorney's fees not exceeding \$50 each) other than such portion of the prince and attorney's fees not exceeding \$50 each) other than such portion of the prince
payments shall at the option of the heneficiary, render all sums secured by this trust	
thereof shall, at the option of the beneficiary, reduct at breach of this trust deed, 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	designated in the notice of sale. The trustee may seil said property either in designated in the notice of sale. The trustee may seil said property either to designated or parcels at author to
search as well as the other costs and separate with this obligation.	highest bidder for cush, payable at high payable a
7. To appear in and defend any action or proceeding purposes to affect the	purchaser its deed in form as required by law conveying the property without any covenant or warranty, express or implied. The recitals in the deed of a waters of fact shall be conclusive proof of the truthfulness thereof. Any personanters of fact shall be conclusive proof of the truthfulness thereof. Any personanters of fact shall be conclusive proof of the truthfulness thereof. Any personanter and beneficiary, may purchase at excluding the trustee, but including the grantor and beneficiary, may purchase at
proceeding in which the benefittary of the second including evidence of title and	and the state but including the grantor and peneficiary, may purchase a
foreclosure of this deed, to pay un costs and control in case the suit is	sale.
foreclosure of this deed, to pay all costs and expenses, including state the suit is the beneficiary's or trustee's attorney's fees provided, however, in case the suit is between the grantor and the beneficiary or the trustee then the prevailing party shall between the grantor and the beneficiary or the trustee then the prevailing party shall be entitled to the attorney's fees herein described; the amount of attorney's fees herein described; the amount of attorney's fees mentioned in this paragraph, 7 in all cases shall be fixed by the trial court or by the mentioned in this paragraph, 7 in all cases shall be fixed by the trial court or by the	asle. 15. When trustee sells pursuant to the powers provided herein, trustee s apply the proceeds of sale to payment of (1) the expenses of sale, including compensation of the trustee and a reasonable charge by trustee's attructee, (2) to obligation secured by the trust dead. (3) to all persons having recorded to obligation secured by the trust dead. (3) to all persons having recorded to obligation secured by the trust dead of the trust deed as their interests.

mentioned in this paragraph / in all cases shau to pecked by appellate court if an appeal is taken.

It is mutually agreed that:

A. In the event that any portion or all of sold property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, if it is right of eminent domain or condemnation, beneficiary shall be accumpensation for elects, to require that all or any portion of the monites psyable at compensation for elects, to require that all or any portion of the monites psyable at compensation for elects, to require that all or any portion of the amount required to pay all reasonable costs, such taking, which are in excess of the amount required to pay all reasonable expenses and attorney's fees, both in the trial and appelate courted proceedings, and the balance necessary paid or incurred by beneficiary in such proceedings, and the balance necessary paid or the indebtedness secured hereby; and grantor agrees, at its one applied upon the indebtedness secured hereby; and grantor agrees, at its obtaining such compensation, promptly upon beneficiary's request.

9. At any time and from time to time upon written request of beneficiary, payment of the grant presentation of this deed and the note for andorsement (in payment of its feet and presentation of this deed and the note for admitted the 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

subsequent to the interest of the trustee in the trust deed any, to the grantor or to appear in the order of their priority and (4) the surplux. If any, to the grantor or to appear in the order of their priority and (4) the surplux. If any, to the grantor or to appear in the successor in interest entitled to such surplus.

16. For any reason permitted by law beneficiary may from time to time appear at a interest of the successor trustee. It was appointened, and without conversance to the appointened because trustee, the latter shall be vested with all title, power and duties continue in successor trustee, the latter shall be vested with all title, power and duties continued in pon any trustee herein named or appointed hereinder. Each such appointment and ispon any trustee 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.

11. Trustee accepts this trust when this deed, duly executed and acknowledged it made a public record as provided by law, Trustee is not obligated to notify any timed a public record surproveding the latter of the property hereto of pending sale under any other deed of trust or of any action or proceeding to which cannot be under any other deed of trust or of any action or proceeding to which cannot be under any other deed of trust or of any action or proceeding to which cannot be under any other deed of trust or of any action or proceeding to which cannot be under any other deed of trust or of any action or proceeding to which cannot be under any other deed of trust or of any action or proceeding to which cannot be under any other deed of trust or of any action or proceeding to which cannot be under any other deed of trust or of any action or proceeding to which cannot be under any other deed of trust or any action or proceeding to continue the cannot be under the continue to the cannot be under the

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

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed. (a)* primarily for grantor's personal, family, household or agricultural purposes (see Important Notice below), purposes, or organisation, or (even it grantor is a natural personal purposes (see Important Notice below), purposes, organisation, or (even it grantor is a natural personal purposes (see Important Notice below), purposes, organisation, or (even it grantor is a natural personal purposes (see Important Notice below), purposes, organisation, or (even it grantor is a natural personal purposes (see Important Notice below), purposes, organisation, or (even it grantor is a natural personal purposes of the trong personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including mesculine gender includes the leminine 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. You have the option to void your contract or agreement by notice to the seller if you did not receive a Property Report prepared put to the Rules and Regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Developm the constract or agreement, If you received the Property Report less than 48 hours prior to a day following the consummation of the transaction. A business day is any calendar day except Sunday, and the following business hold Christmas. *IMPORTANT NOTICE: Delete, by lining out, whichever worranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiery is a creditor or such word is defined in the Truth-in-lending Act and Regulation 7, the beneficiery is defined in the Truth-in-lending Act and Regulation 7, the beneficiery is a creditor or such word is defined in the Truth-in-lending Act and Regulation 7, the beneficiery is a creditor or such word is defined in the Truth-in-lending Act and Regulation 7, the ben	istrators, execu- pledgee, of the so requires, the written. Ursuant tent, in signing
This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, adminitors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including mesculine gender includes the terminine 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 You have the option to void your contract or agreement by notice to the seller if you did not receive a Property Report prepared put advance of, or at the time of your signing the contract or agreement. If you received the Property Report less than 48 hours prior to advance of, or at the time of your signing the contract or agreement by notice to the seller until midnight of the third by New Year's Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving 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. WITNESSED BY WITNESSED BY WITNESSED BY	istrators, execu- pledgee, of the so requires, the written. Ursuant tent, in signing
tors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context mesculine gender includes the teminine 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 You have the option to void your contract or agreement by notice to the seller if you did not receive a Property Report prepared put advance of, or at the time of your signing the contract or agreement. If you received the Property Report less than 48 hours prior to a day following the consummation of the transaction. A business day is any calendar day except Sunday, and the following business hol New Year's Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving or such word is defined in the Truth-in-lending Act and Regulation Z, the beneficiary MUSI comply with the Act and Regulation by making required disclosures. If compliance with the Act and Regulation by making required disclosures. If compliance with the Act not required, disregard this notice. WITNESSED BY WITNESSED BY WITNESSED BY	strators, execu- pledgee, of the so requires, the Written. Irsuant lent, in
IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above You have the option to void your contract or agreement by notice to the seller if you did not receive a Property Report prepared put to the Rules and Regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Developm the contract or agreement you have the right to revoke the contract or agreement by notice to the seller until midnight of the third by New Year's Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving the Act and Regulation by moking required disclosures. If compliance with the Act not required, disregard this notice. WITNESSED BY WITNESSED BY With the stoner of the above is a corporation.	written.
to the Rules and Regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Developm advance of, or at the time of your signing the contract or agreement. If you received the Property Report less than 48 hours prior to a day following the consummation of the transaction. A business day is any calendar day except Sunday, and the following business hold Christmas. *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 Day, Delete with the Act and Regulation by making required disclosures. If compliance with the Act not required, disregard this notice. *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. **UNINESSED BY**	Irsuant ient. in
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. WITNESSED BY LATE LAT	
STATE OF HAWAII, COUNTY OF Honolulu SS.	
On March 05, 1979 the undersigned, a Notary Public in and for said County and State, personally appeared Richard F. Asmus	
known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposed and said: That he BOX 504, Haleiwa, Hfsides at	STAMP
he was present and saw Ernest L. VEntura; that	
and Carol A.	**
personally known to <u>him</u> to be the person described in, and whose name is subscribed to the within and annexed	:
instrument, execute the same; and that affigure subscribed the de-	
name thereto as a witness to said execution.	
Signature Wyrna Ckenha	
The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secure trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the herewith together with said trust deed) and to reconvey, without warranty, to the parties dasigneted by the trust deed which are delivered estate now half to reconvey.	ed by said
estate now held by you under the same. Mail reconveyance and documents to	
DATED: , 19	
Beneficiary	
Beneficiary	
Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before reconveyance will be n	node.
Beneficiary	nade.
Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before reconveyance will be n	ss.
Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before reconveyance will be n TRUST DEED STATE OF OREGON County of Klamath I certify that the within	ss.
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Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before reconveyance will be a TRUST DEED STATE OF OREGON County of Klamath I certify that the within ment was received for record 19th day of April 1. If the day of April 2. If the day of April	ss. instruon the 9.79 , recorded
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