	•	•		3-18400		9944
		66515	TRUST DE	ED	Vol. Mage Page	
	THIS	TRUST DEED, made this	29 day of_	Jan		_ , between as Grantor,
J		TO SHINTAK	J X KATSUKO	CORPORATION	Trustee, and WELLS FARGO	as Granior, D REALTY
TRANSAMERICA TITLE INSURANCE COMPANY, a CALIFORNIA CORPORATION as Trustee, and WELLS FARGO REALTY SERVICES, INC., a CALIFORNIA CORPORATION, TRUSTEE as Beneficiary. WITNESSETH:						
COL	Grai	ntor irrevocably grants, barg OREGON, described as:	gains, sells and conveys to tru	stee in trust, with po	wer of sale, the property in	KLAMATH
		18	ract 1184-Oregon Shores-Un	it 2-1st Addition as s	hown on the map filed on N	ovember 8,
- 1978	3 in Vo	lume 21, Page 29 of Maps i	n the office of the County Re	corder of said County		
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- :	. > *	NGA GALLANDE FOR LEST Les			en effekt e til skrivet. Sjære skrivet en	
E		, , , , , , , , , , , , , , , , , , ,		The second of the second		
- 7						
	_	العامران الرابات والعليواء لوداد مصرا متوادد به ومواج يتهمه	, As observed the			
					harafter anne	ertaining and the
tore	ther with	all and singular the tenements, here	editaments and appurtenances and all o w or hereafter attached to or used in con DVIANCE of each agreement of grantor	ther rights thereunto belongi inection with said real estate.	ng or in anywise now or nereal terrappe	SANL
rent	s, issues a FOR THI		ditaments and appurtenances and an own or hereafter attached to or used in con BMANCE of each agreement of grantor Dollars, with interest to			
		en HONDER	The state of the s	of if not sooner naid, to be o	tue and payable	
ben	eficiary o	or order and made by grantor, the find	al payment of principal and interest here this instrument is the date, stated above eof, or any interest therein is sold, as beneficiary, then, at the beneficiary's of iately due and payable.	e, on which the final installn	nent of said note becomes due and pay signed or alienated by the grantor will be the introduction of the	thout first having ne maturity dates
the	within d	written consent or approval of the	beneficiary, then, at the beneficiary s	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1 by this bisbument, week	
The	above d	escribed real property is not currently	y used for agricultural, timber or grazing	purposes		
	To pr	rotect the security of this train said protect, preserve and maintain said protect, developing any building or impr	t mondition and repair:		in any subordination or other agree thereof; (d) reconvey, without warrant in any reconveyance may be describe	y, all or any part of d as the "person or natters or facts shall
not per	nitany v 2. To c	waste of said property. complete or restore promptly and in	good and workmanlike manner any cred, damaged or destroyed thereon,		thereof; (d) reconvey, without warrant in any reconveyance may be describe reto," and the recitals therein of any n truthfulness thereof. Trustee's fees for h shall be not less than \$5.	
bui and	lding or i pay who i. To c	waste of said property, complete or restore promptly and in improvement which may be construing the all costs incurred therefor, comply with all laws, ordinances, regulating said property; if the benefit	gulations, covenants, conditions, and	10. Upon any dejauti	by agent or by a receiver to be appoi	
310	ch financ	ing statements pursuant to the Uniformity and to pay for filing same in the	the proper public office or offices, as	enter upon and take posse	ssion of said property or any part ther he rents, issues and profits, including	those past due and
me	ill as the	med desirable by the beneficiary.	insurance on the 'uildings now or		me, less costs and expenses of opera orney's fees subject to paragraph by, in such order as beneficiary may de	
he	reafter ei	the beneficiary may from time to tir	ne require in an amount not less than	tt The setering upon	and taking possession of said propert	y, the collection of
be	neficiary	with loss payable to the latter, and proficiency as soon as insured; if the	grantor shall fail for any reason to	compensation or awards	for any taking or damage of the eof as aforesaid, shall not cure or w	property, and the give any default or
l pr	ocure an	be prior to the expiration of any p	colley of insurance now or never to	nonce of dejant hereunace	rantor in payment of any indebtedne	35 Secured nevery of
				secured nereny immediate	currently used for agricultural, timber	or grazing purposes.
po	art there	of, may be released to grantor. Such a	application or release statt not cure of er or invalidate any act done pursuant	the beneficiary may proce the manner provided by la	w for mortgage foreclosures. However, he beneficiary at his election may proc	eed to foreclose this
"	5. To	keep said premises free from con-	struction liens and to pay an activities or assessed upon or against said	advertisement and sale. In	the latter event the beneficiary or the his written notice of default and his ele	ection to sell the said
l p	roperty i	linquent and promptly deliver receip	essments, insurance premiums, liens or	trustee shall fix the time	and place of sale, give notice thereof lose this trust deed in the manner pro-	vided in ORS/86, 740
11 2	ther_cna	arges passage with which to make s	such payment, beneficiary may, at its	to 80.793.	ficiary elect to foreclose by advertis	ement and sale then
	orth in	the note secured hereby, togethe	er with the obligations are of the debt	trustee's sale, the grantor	cessors in interest, respectively, the ent	tire amount then due,
	the coven	tiants hereof and for such payments,	shall be bound to the same extent that	and expenses actually inc and attorney's fees not e	urred in enforcing the terms of the of seceeding \$50 each; other than such po-	bligation and trustee's ortion of the principal w cure the default, in
	iney are payments	s shall be immediately due and payable as the ontion of the beneficiary	le without notice, and the nonpayment, render all sums secured by this trust	as would not then be the	e proceedings shall be dismissed by the	trustee.
1	deed imn 6. To	nediately due and payable and constitution pay all costs, fees and expenses of pay all costs, fees and expenses	ute a breach of this trust account of title for this trust including the cost of title s of the trustee incurred in connection	designated in the notice	cels and shall sell the parcel or pare	els at auction to the
'	win mis	anger in and defend any action	or proceeding purporting to affect the	purchaser its deed in for	rm as required by law conveying the warranty, express or implied. The reci-	property so sold, but tals in the deed of any
- 11	roceed:	ng in which the beneficiary or trustee	e may appear, including any suit for the expenses, including evidence of title and	excluding the trustee, bu	it including the grantor and heneficiary	e, may purchase at me
- ∦	the bene	eficiary's or trustee's attorney's fees the grantor and the beneficiary or the	provided, however, in case the sait is the trustee then the prevailing party shall	15. When trustee se	ills pursuant to the powers provided to payment of (1) the expenses the and a reasonable charge by trusted the trust deed (3) to all persons	
11	De entiti	led to the attorney's fees never uested in this paragraph 7 in all cases show a court if an appeal is taken.	scribed; the amount of attorney by the all be fixed by the trial court or by the	obligation secured by subsequent to the inter	the trust deed, (3) to all persons est of the trustee in the trust deed est of the trustee in the surplus, if an	having recorded tien
- 11	It is m	utually agreed that:	of will property shall be taken under the beneficiary shall have the right, if it is	his necessor in interest t	ntitled to such surplus.	n time to time appoin
	right of circls, i	o require that all or any portion of t	the montes payable at compensation for ant required to pay all reasonable costs	appointed hereinder.	from such appointment, and withouter shall be verted with all title, power	ut conveyance to in ry and duties conterro
	expense	e and attorney's fees necessarily	paid or incurred by grantor in such applied by it first upon any reasonable applied by it first upon any reasonable	upon any trustee herein substitution shall be ma	de by written instrument executed by	beneficiary, containin
{{	costs a	the mild on incurred by beneficiary	in such proceedings, and the dust	office of the County (Terk or Recorder of the county or If be conclusive proof of proper appoin	counties in which in itment of the successo
	obtainir	ng such compensation, promptly upor	n beneficiary's request of beneficiary ne upon written request of beneficiary ne upon written research for endorsement (i	17. Trustee accepts 17. Trustee accepts is made a public record	this trust when this deed, duly exect t as provided by law. Trustee is not of	obligated to notify an
	paymer	at of its fees and presentation of this	deed and the note for endoiseing, without affecting the liability of an	y party nereto of pendio	intor, beneficiary or trustee shall be a	party unless such actio
	person of any	for the payment of the indebtedness map or plat of said property. (b) join	s, trustee may (a) consent to the manning in granting any easement or creating an	y or proceeding is brough	the state of the section	e.n. minut in fi

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 titled thereto

ment was received for record on the 2nd day of May , 19 79 at 11:11 o'clock AM., and recorded in book M79 on page 9944 or as file/reel number 66515 or as file/reel number ... SPACE RESERVED Record of Mortgages of said County. FOR Witness my hand and seal of RECORDER'S USE County affixed. Wm. B. Milne County Clerk By Serutha Stets chi Deputy