685'77	38-182C		<u>g_rage</u>
THIS TRUST DEED, made th Dennis K.Huds TRANSAMERICA TITLE INSURA SERVICES, INC., a CALIFORNIA	is 26 day of Fe on and Deborah Fau NCE COMPANY, a CALIFORNIA COI CORPORATION, TRUSTEE as Benefic WITNESSETH:	PORATION as Trustee, a ciary.	
COUNTY, OREGON, described as:	bargains, sells and conveys to trustee i of Tract 1184-Oregon Shores-Unit 2-1 aps in the office of the County Records	st Addition as shown on	
	s, hereditaments and appurtenances and all other ris resnow or hereafter attached to or used in connectio	elits thereunto belonging or in anyv	vise now or hereafter appertaining, and
<ul> <li>For the purpose of SECURING PE <i>For the purpose of SECURING PE Dime hundred au hundred au hundred to grantor, if the date of maturity of the debt secure the within described property, or any pp obtained the written consent or approved au barried the written consent or approved barried the written consent or approved</i></li></ul>	RFORMANCE of each agreement of grantor herein DOILOD DOILars, with interest thereon in final payment of principal and interest hereof, if n a by this instrument is the date, stated above, on t thereof, or any interest thereon is sold, agreed to f the beneficiary, then, at the beneficiary's option, mediately due and payable.	contained and payment of the sum according to the terms of a promis tot sooner paid, to be due and paya which the final installment of said be sold, conveyed, assigned or all all obligations secured by this ins	ble March 15, 19, 19, 19, 19, 19, 19, 19, 19, 19, 19
The above described real property is not cur To protect the security of this trust d 1. To protect, preserve and maintain s not to remove or demolish any building or permit To complete or restore promptly al building or improvement which may be co	tently used for agricultural, timber of goarm particultural, t	ction thereon; (c) [on fin dri suit or the lien or charge thereof; (d) property. The grantee in any recon- mis legally entitled thereto, "and ti medisive proof of the truthfulness ioned in this paragraph shall be no. 0. Upon any default by grantor notice, either in person, by agent or out regard to the adequacy of any r upon and take possession of said or otherwise collect the rents. iss	by a receiver to be appointed by a co- security for the indebtedness hereby property or any part thereof, in its ow ues and profits, including those past
well as the cost of an ten sector fictor, may be deemed desirable by the beneficiary 4. To provide and continuously mai hereafter erceted on the said premises agai hazards as the beneficiary may from time beneficiary with toss payable to the latter to the beneficiary as soon as insured; i procure any such insurance and to delive fifteen days prior to the expiration of placed on said buildings, the beneficiary The amount collected under any free beneficiary upon any indeption of beneficiary.	nain insurance on the buildings now or inst loss or damage by fire and such other to time require in an amount not less than writter in companies acceptable to the all policies of insurance shall be delivered fine grantor shall fail for any reason to ensure the same at grantor's expense. To ther insurance policy may be applied by each reedy and in such order as beneficiery of the grant cance and order as beneficiery applies of insurance stall to delivered for the grant or shall fail for any reason other insurance policy may be applied by each reedy and in such order as beneficiery applies of the grant of cure or	iding reasonable altorney in such or bledness secured hereby, in such or rents, issues and profits, or the pr pensition or awards for any ta- cution or release thereof us afore e of default hereunder or invalidat 2. Upon default by grantor in pa speriormance of any agreement hereby, unmediately due of thereby, unmediately due and thereby, unmediately due and	der as beneficiary may determine. possession of said property, the colleo acceds of fire and other insurance po- sking or damage of the property, a said, shall not cure wance any de any act done pickhedness secured have when to f any enclineary may declare remember, the mechan event and if he approximate decin meaning a many de- se this first decin meaning a many a many set this first decin meaning as a many set the first decin meaning as a many set this fir
to such notice, 5. To keep said premises free from 5. To keep said premises free from assessments and other charges that may property before any part of such taxes, due or delinquent not promptly deliver grantor fait to make asyment of any taxe other charges payable by grantor, ei- beneficiary with funds with which to n optim, make payment thereof, and the forth in the not of this trust deed shi paragraphs 6 our rest deed, without waivi	t construction liens and to pay all taxes, be levied or assessed upon or against suid assessments and other charges become pair and eccepts therefor to beneficiary: should the escepts therefor to beneficiary: should the states and and the taxes of the taxes of the ther by direct payment, beneficiary may, at its amount so paid, with interest at the rate state gether with the obligations described in after of any rights arising from brach of any of the solar become a part of the effort or of any rights arising from brach of any of the the solar become a part of the other the solar become a part of the other of any rights arising from brach of any of the the solar become a part of the other the solar become a part of the other tax	11 So Contently associations more age or d reference to and safe. In the latter ex- restance to be recorded his written n ribed real property to satisfy th tee shall fix the time and place or and proceed to foreclose this tru (5, 795.) 13. Should the beneficiary elect red safe any time prior to five red safe, the grantor or other per- beneficiary or his pacessors in mil-	irect the trustee to foreclose this trust ent the beneficiary or the trustee shall stice of default and his election to self e obligations secured hereby, whereis f sale, give notice thereof at then reg st deed in the manner provided in (R, to foreclose by advertisement and days before the date set by the trust son so privileged by ORS 86, 760, in erest, respectively, the entire amount
the covenants hereight and you have been at the graph of the serviced, as well as the graph of the payment of the payment of the beneficient of th	intor, shall be bound to the same extent indianal te obligation herein described, and all such apable without notice, and the nonpayment ficiary, render all such sector of this trust secured by links trust onstitute a breach of this trust deed. Inses of this trust including the cost of title perses of the trustee incurred in connection ing or trustee; and in any suit, action or trustee may appear, including any suit for the and expenses, including evidence of title and extern or trustee; and in any suit, action or trustee may appear, including any suit for the and expenses, including evidence of title and extern of the sector of title and extern of the sector of the and the sector of the sector of sector of the sector	expenses actually incurved at the expenses actually incurved at the best at the order of the exect and foreclosure proceeding Si foreclosure proceeding Si foreclosure proceeding and the notice of sale. The section is separate parcels and sh thest bidder for cash, payable at rehaser its deed in form as require thout any covenant or warranty, conclusion should be conclusive the clouding the trustee, but including the section of the section	each) other than such portion of the aut occurred, and thereby cure the a shall be dismissed by the trustee. held on the date and at the time, the time and sell said property eith all sell the parcel or parcels at aucti- the time of sale. Trustee shall delive ed by law conveying the property so press or implied. The recitals in the d proof of the truthfulness thereof. An the grantor and beneficiary, may purch
the beneficiary's of wards the beneficiary between the grantor and the beneficiary be entitled to the attorney's fess here mentioned in this paragraph 7 in all ca appellate court if an apped is taken. It is mutually agreed that: 8. In the event that any portion of right of entinent domain or condemus elects, to require that all or any portlo such taking, which are in excets of the expenses and attorney's fees necess proceedings, shall be paid to beneficiary	y or the trustee then the prevaiing party shall in described; the amount of attorney's fees ses shall be fixed by the trial court or by the rall of hald property shall be taken; under the histon, beneficiary shall have the right, if it for a structure of the state of the trust of the monter parable as compensation for a amount required to y grantor in such any paid or incurred by grantor in such y and applied by it first upon any reasonable suff, year, both in the trial and applied eourts, apply sees, both in the trial and applied eourts, apply the both the balance of the balance of the trial and applied by the trial and applied by the state of the the balance of the the balance of the b	ply the proceeds of sale on pair mensation of the trastice and an pair mensation secured by the trast of bequent to the interest of their pear in the order of their privity is successive in interest entities the 10. For any readom remains of powered here the sale of the order oversive theore, the latter shall be yound any trastice herein named or a bistantion shall be made by writte issantants.	assimilie charge by instee 's atternet's ed. [3] to all persons having reco- rustee in the trust deed as their mit- and [4] the surplus, if any, to the er- el wreplus. I hav beneficiary may from time to the stee named herein or to any unces- appointment, and without convexia vested with all title, powers and duri- pointed hereinaler. Lash such appoin a maximment executed by beneficiary, place of records, which, when recor-
applied upon the indebtedness securit expense, to take such actions and exe obtaining such compensation, prompti- 9, At any time and from time payment of its feet and presentation care of full reconveyance, for cancel person for the payment of the match of any map or plat of suid property. (?	includy in a score of grantor agrees, at its own of oute such instruments as shall be necessary in provide such instruments as shall be necessary in provide such instruments as shall be necessary in provide and the note for endowsement in this decel and the note for endowsement in taken, without affecting the lability of any ofness, instruct may (1) content to the making of ins granting any easement or creating any of agrees to and with the beneficiary of	fice of the County Cleve solution state. 17. Trustice accepts this that's with made a public record as provide any hereix of pending sile under noveeding in which granter. See it r proceeding is brought by insufer and those claiming under	we proof of proper appointment of the shen this deed, duly executed and ac- d by law. Trustee is not oblicated to r any other deed of trust or of an clary or trustee shall be a party unless
simple of said described real	property and has a valid, unencumbered it the truttee hereunder must be either an attorney uthorized to do business under the laws of Oregon laries, affiliates, agents or branches, or the United	, who is an active member of t	
or savings and loan association a	arter affiliates, anents or branches, or the Onneo .		

13346 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 (even il grantor is a natural persoh) are for business or commercial-purposes other-than agricultural purposes. purposes. This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, execu-tors, 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 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 written. You have the option to void your contract or agreement by notice to the seller if you did not receive a Property Report prepared pursuant to the Rules and Regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development, in 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 signing the contract or agreement you have the right to revoke the contract or agreement by notice to the seller until midnight of the third business day following the consummation of the transaction. A business day is any calendar day except Sunday, and the following business holidays: New Year's Day, Washington's Birthday, Memorial Day, Independence Day, Cabor Day, Columbus Day, Veterards Day, Thanksgiving and Christmas. Christma \* 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. (If the signer of the above is a corporation, use the form of acknowledgment opposite.) (ORS 93.490) ) 55. \_\_\_\_, County of STATE OF \_\_\_\_ STATE OF Oregon March 1 , 19 and Personally appeared ..... who, being duly sworn, each for himself and not one for the other, did say that the former is the , 1979 Harch 1, 19 17 Personally appeared the above named Dennis K. Hudson and Deborah F. Hudson ment to be voluntary and president and that the latter is the du Ni secretary of , a corporation, and that the seal allixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-half 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: Medition betore me: (OFFICIAL: MEDICIONEL H. Speller SEAL): Natury Public for Oncorrel My-commission expires: 2-3-82 (OFFICIAL SEAL) Notary Public for \_\_\_\_ My commission expires: Esci. REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. , 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 TO:.... estate now held by you under the same. Mail reconveyance and documents to ., 19. DATED: Beneficiary Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made. STATE OF OREGON ss. TRUST DEED County of Klamath I certify that the within instrument was received for record on the 7th day of June , 19 7.9, at 10:24 o'clock AM., and recorded in book M79 on page 13345 Grantor or as file/reel number Record of Mortgages of said County. SPACE RESERVED Witness my hand and seal of ECH RECORDER'S USE County affixed. Beneficiary Wells Fargo Realty Services Inc. Ma. D. 'ITLne AFTER RECORDING RETURN TO County Clerk 572 E. Green Street Title By Pinetha Akt Deputy Title Pasadena, CA 91101 KAREN STARK Trust Services