· · · · · · · · · · · · · · · · · · ·	STRVENS HUSS LAW PUBLISHING CO., PORTLAND, OR. 9720
" 73352 <sub>trust</sub>	DEED Vol da Page 20996 -
THIS TRUST DEED, made this LESLIE S. FRADES	DEED Vol. <u>19</u> Page <b>20906</b> - 4 day of August , 19 79., between
and FORCUM, WEST and SPECK	, as Grantor , as Trustee
WITHE	SSETH:
Grantor irrevocably grants, bargains, sells and con in Klamath County, Oregon, described as:	vevs to trustee in trust with normal is -1.
The North $1/2$ of the Most $1/2$ of	
Township 35 South, Range 11 East Klamath County, Oregon	the Southwest 1/4 of Section 16, of the Willamette Meridian,
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FOR THE PURPOSE OF SECURING REPEORMANCE	
sum of EIGHT HINDRED SEVENTY CTV and O	0 (100) and payment of grantor herein contained and payment of the
HARNA XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	V/LUUENS ( 20/0.80) Dollars, XXX KORK KKXXX RW Wexter bonchicing you you wat wat bonchicing to the second
sum of	Services not to exceed \$7,500.00
becomes due and payable. In the event the within described around	is the data stated chouse which it is the
	it include, stated above, on which the final installment of said no
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<ul> <li>sold, conveyed, assigned or alienated by the grantor without first then, shall become immediately due and payable. XX Pay2 The above described real property is not currently used for agrics. To protect the security of this trust deed, grantor agrees: <ol> <li>To protect, preserve and maintain said property in good condition not to commit or permit any warte of said property.</li> <li>To protect the security of this trust deed, grantor agrees:</li> <li>To protect, preserve and maintain said property in good condition not to commit or permit any warte of said property.</li> <li>To omplete or restore promptly and in good and workmanike manner any bomplets or restore promptly and in good and workmanike manner any bomplets are store promptly and in good and workmanike manner any bomplets or restore promptly and in good and workmanike manner any bomplets or restore promptly and in good and workmanike manner any bomplets and to assist increated thereon, and pay when due all costs incurred thereor.</li> <li>To comply with all laws, ordinances, regulations, covenants, conditions and restrictions allecting said property; if the beneliciary so requests, to for in executing such linancing statements pursuant to the Uniform Commercial Code as the beneliciary may require and to, pay lor filing same in the proper public of restored on the said premises against loss or damage by the beneliciary.</li> <li>4 To provide and continuously maintain insurance on the buildings may or thereafter arested on the said premises against loss or damage by the and such the harders at the beneliciary may trout the beneliciary as soon as insuredit of diver said policies to the beneliciary and the beneliciary and the spinet to the expination of any policy of insurance now or hereafter placed on said buildings may or thereafter and y resson to procure any such insurance and to deliver said policies to the beneliciary the other any and the termine, or a doption of beneliciary the divered row and and to the same at grantor's expense. The a</li></ol></li></ul>	t having obtained the written consent or approval of the beneliciar, trument, irrespective of the maturity dates expressed therein, a able on demand. (a) consent to the making of any map or plat of said property: (b) join in a subordination or other afterment affecting this deed or the fien or characteristic in any response to the property. This is any part of the property. This is any part of the property of the reconvey, without warranty, all or any part of the property. The leady ensures of the rectains there of any matroxic in any resonneed or the rectains there of any part of the property. The leady ensures of the rectains there of a graving purpose. (a) consent to the making of any map or plat of said property. The leady entitled thereto, and the rectains there of a graving part of the property. The leady entitled thereto, and the rectains there of a graving provided the restart there of any of the services mentioned in this paragraph shall be not iess than \$5. 10. Upon any default by grantor hereunder, heneliciary may at an pointed by a court, and without regard to the adequacy of any security the indebindness hereby secured, enter upon and take possession of said property, if the indebindness hereby secured, hereby, and in such order as here its upon any indebiedness secured hereby, and in such order as here its and profits, or the proceeds of the and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereol as adoressid, chall not suce contains active and profits, and heredown and taking possession of said property, and the application or release thereol as adoressid, chall not suce contains accured hereby in matro any indebitedness secure thereo a adoressid, chall not suce contains and apple the same best of in his performance of any adverted as the adoressid, chall not suce contains and apple and and adverted any act dor property, and the application or release thereols and adoressid, chall not suce cont
<ul> <li>Sold, conveyed, assigned or alienated by the grantor without first then, at the beneliciary's option, all obligations secured by this insist therein, shall become immediately due and payable.</li></ul>	<ul> <li>thaving obtained the written consent or approval of the beneliciar trument, irrespective of the maturity dates expressed therein. A able On demand.</li> <li>(a) consent to the making of any map or plat of said property: th) join farming any easement or creating any restriction thereon: (c) join in a subordination or other agreement altering this deed or the lien or charity france in any reconveyance may be described as the "person or person be conclusive proof of the truthfulness thereof. Truste's tees for any of the services mentioned in this paradraph shall be not less than \$5.</li> <li>10. Upon any default by grantor hereunder, heneliciary may at an time without notice, either in person, by agent of by a receiver to he appointed by a court, and without regard to the adequacy of any arguing pointed by a court, and without regard to the adequacy of any arguing the including those past due and mapaid, and appit the same base constand point. Including those past due and mapaid, and appit the same base costs and expenses of operation and cubertue, including reasonable at the proceeds of the any indebtedness secured hereby, and in such oulde as been bissues and profits, including those past due and the proceeds of the and other insurance policies or compensation or awards for any taking or damage of the insurance of any indebtedness secured hereby and in such oulde as been bissues and expenses of any indebtedness secured hereby and in such ouler as been bissues and profits, or the proceeds of the and other insurance of any indebtedness thereof any advective or invalidate any act do insure provided by tak due to more all property. If any due the application or release thereod as alcressing, chall not cure a wave any default or notice of default hereunder of invalidate any act do invalidate or dore.</li> <li>12. Upon default by grantor in payment of any indebtedness seemed bereoky in an spectrom and concelose this trust deed in more and anothany endetion of such rents, issues and profits, or unventaly used,</li></ul>

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affect the security rights or powers of benefician or proceeding pulping to action or proceeding in which the beneficiary or trustee and in any suit, action or proceeding in which the beneficiary or trustee and expenses, in-cluding evidence of title and the beneficiary's or trustee statornry's lees; the mount of attornry's lees mentioned in this paradaph 7 in all cases shall be lived by the trial court and in the event of an appeal from any indiment or decree of the trial court, granter further aftres to pay such sum as the ap-pellate court shall adjudge trasonable as the beneficiary's or trustee's attor-ney's lees on such appeal. It is mutually afreed that: 8. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, bencheiary shall be taken and the state, to require that all or any partion of the momie payable as compensation for such taking, which are in ences of the momie payable as compensation for such taking, which are in ences of the momies payable as compensation for such taking, which are in encess of the momies payable as compensation for such taking, which are in encess of the momies payable as compensation for such taking, which are in encess of the momies payable as compensation lor auch taking, which are in encess of the momies payable as compensation for auch taking, which are in encess of the anomit required to pay all reasonable costs and espenses and attorney's lees, both in the trial and appellate courts, necessarily paid or incurred by hence-ficiary in such proceedings, and the balance applied upon the indebtedness secured hereby; and grantor agrees, at its own expense, to take such actions pensation, promptly upon beneficiary's request. 9. At any time and from time to time upon written requesi of bene-ficiary, payment of its lees and paysentation of this deed and the note for endorsement (in case of hull reconvegances, to cancellation), without allecting the lindity of any person for the payment of the indebtedness.

the property so sold, but without any covenant or warrarity, express a interplied. The recitals in the deed of any matters of fact shall be conclusive proof of the truthiulness thereod. Any person, excluding the frustee, but including the grantor and beneficiary, may purchase at the sale. 15. When truttee selfs pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the capterses of sale including the decouplement of the trustee and a carbon present of the trustee and a carbon present of the trustee and the trustee and a carbon present of the trustee and the trustee and the trustee and the compensation of the trustee and a carbon present of the trustee and the compensation of the trustee and the trustee and the truste and the compensation of the trustee and a carbon present of the trustee and the and the context and present to the interest of their purchas and the trustee and the successor to have successor to any trustee and the appoint a successor to any trustee herein and the substruction with all thild powers and during conferred upon any trustee herein named or appoint and the context and appoint and successor trustee, the latter shall be verticed with all thild provers and during conferred upon any trustee herein and or the context and appoint the containing selences to this trust deed and his bastruction shall be under withen the conclusive proof of room to any trustee herein and or significant. The constitution with the conclusive area of the containing selences to this trust deed and here indee a provint a successor trustee. The starte during the direct we during the during the

NOTE: The Trust Dood Act provides that the trustee beceunder must be either an actioney, who is an active member of the Oregon State Bur, a bank, trust company or savings and Ioan 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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The grantor covenants and agrees to and wi		
fully seized in fee simple of said described real pro except rights of the public in		
within the limits of public ro of record. and that he will warrant and forever defend the s	ads and highway	ys, reservations and easem
and that he will warrant and torever detend the s	ame against all persons	; whomsoever.
The grantor warrants that the proceeds of the loan XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	анк ХлХэўкдинік Хүхэрэс tural person) are for busine	<mark>ኤጂጂጂ አይር እንዲስ እንዲስ እንዲስ እንዲስ እንዲስ እንዲስ እንዲስ እንዲስ</mark>
This deed applies to, inures to the benefit of and tors, personal representatives, successors and assigns. The contract secured hereby, whether or not named as a benefic masculine gender includes the feminine and the neuter, an	term beneficiary shall mear ciary herein. In construing th	a the holder and owner, including pledgee, of the his deed and whenever the context so requires, the
IN WITNESS WHEREOF, said grantor ha	as hereunto set his hand	the day and year first above written.
* IMPORTANT NOTICE: Delete, by lining out, whichever warranty not applicable; if warranty (a) is applicable and the beneficiary or such word is defined in the Truth-in-Lending Act and Regu	is a creditor ulation Z, the Lesli	e S Frades
beneficiary MUST comply with the Act and Regulation by ma disclosures; for this purpose, if this instrument is to be a FIRST ( the purchase of a dwalling use Stevens.Ness Form No. 1305	ien to finance	
the purchase of a dwelling, use Stevens-Ness Form No. 1305 if this instrument is NOT to be a first lien, use Stevens-Ness Form	No. 1306, or	
equivalent. If compliance with the Act not required, disregar- (If the signer of the above is a corporation, the time of adversidements a aparties)	4 1115 HV1CC.	
use the form of acknowledgment opposite.) [ORS	93.490)	이에게 가는 것은 것이라고 있으며 한다. 현수 모양 특별의 유민이가 가지 것이라고 있는 것이다.
STATE OF OREGON, )	STATE OF OREGON,	County of
County of Deschutes ) 8 - 2 3 , 19 79	Personally appear	ed
Personally appeared the above named	د مالایی از با در از این از می در در . محمد به محمد که محمد از محمد	who, being duly swor, t one for the other, did say that the former is th
LESLIE S. FRADES	a da anti-anti-anti-anti-anti-anti-anti-anti-	president and that the latter is the secretary al.
and acknowledged the foregoing instru-		, a corporatio I to the foregoing instrument is the corporate se
ment to be his woluntary act and deed.	half of said corporation	that said instrument was signed and sealed in b by authority of its board of directors; and each d instrument to be its voluntary act and dee
(OFFICIALIA SEAL) Notary Public for Oregon		(OFFICIA
01 A M2y commission expires: 19-16-80	Notary Public for Orego My commission expires:	m SEAL)
a construction of the set of the		
	EST FOR FULL RECONVEYANCE	
	only when obligations have been p	
<ul> <li>A second sec second second sec</li></ul>		
<i>TO:</i>		he foregoing trust deed. All sums secured by s
	l indebtedness secured by t are directed, on payment to ences of indebtedness secur- ithout warranty, to the par e and documents to	b you of any sums owing to you under the terms ed by said trust deed (which are delivered to y ties designated by the terms of said trust deed
TO: The undersigned is the legal owner and holder of all trust deed have been fully paid and satisfied. You hereby said trust deed or pursuant to statute, to cancel all evid herewith together with said trust deed) and to reconvey, we estate now held bytyou under the same. Mail reconveyanc DATED: , 19	l indebtedness secured by t are directed, on payment to ences of indebtedness secur- ithout warranty, to the pai e and documents to	b you of any sums owing to you under the terms ed by said trust deed (which are delivered to y ties designated by the terms of said trust deed to Beneficiary
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