ravuta atta

79637	in it the volume	TRUST	DEED			
보기 내게 그 아니라지도 그녀는 병원		, 57		Tanuari	10 81	0 between
THIS TRUST DEED	, made this		lay of	January		as Grantor
Gary Robb at	nd Peggy E.	Robb			 	Avidence in a 1856 of 6
Glenn D. Ram	irez					as Trustee
		- 6.374.2			 , as	Beneficiary
FLOYD W. TAL	BERI					사람이 보다를 하다라면 맛이 없다.

WITNESSETH:

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

અનુ કે તેના સમાજ છે. મુખ્યત્વે છેલે છે Lots 21, 22, 23, Block 17, INDUSTRIAL ADDITION

to City of Klamath Falls according to the official plat thereof on file with the Klamath County Clerk.

which said described real property does not exceed three acres, 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 Fourteen Thousand Five Hundred Twenty Five -- 52/100 Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable April 1 ,19.85.

To protect the security of this trust deed, frantor agrees.

1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of said property.

2. To complete or restore promptly and in food and workmalike manner any building or improvement which may be constructed, damaged or manner any building or improvement which may be constructed, damaged of the story of the said property.

3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property; if the beneficiary so requests, to join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary 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 beneficiary.

4. To provide and continuously maintain insurance on the building now or herealter erected on the said premises against loss or damage by fire and such other husuals as the beneficiary may from time to time require, in an amount not less than \$\frac{1}{2}\$ written in

beneficiary.

4. To provide and continuously maintain insurance on the buildings now or herealter erected on the said premises against loss or damage by fire and such other haustid as the beneficiary may from time to time require, in an amount not less than \$\frac{1}{2}\$ companies acceptable to the beneficiary may from time to time require, in an amount not less than \$\frac{1}{2}\$ companies acceptable to the beneficiary may from time to time require, in produce of insurance and to the beneficiary as yound insurance and to if the \$\frac{1}{2}\$ displayed insurance now or hereafter placed on an amount of the beneficiary at least filteen days prior to the district of the beneficiary at least filteen days prior to the mount the beneficiary may procure the same at \$\frac{1}{2}\$ factor of the mount the beneficiary may procure the same at \$\frac{1}{2}\$ factor of the mount the beneficiary may procure the same at \$\frac{1}{2}\$ factor of the mount the beneficiary may procure the same at \$\frac{1}{2}\$ factor of the mount the beneficiary may procure the same at \$\frac{1}{2}\$ factor of the mount the beneficiary with under any procure the same at \$\frac{1}{2}\$ factor of the mount of the beneficiary upon any indebtedness secured hereby the entire amount so collected, or may determine, or at option of beneficiary the entire amount so collected, or any part thereof, may be found from \$\frac{1}{2}\$ factor of waive any be lost notice.

5. To keep said premises free from mechanics liens and to pay all tasses, assessments and other charges that may be levied or assessed upon or larges, assessments and other charges that may be levied or assessed upon or larges, assessments and other charges that may be levied or assessed upon or larges, assessments and other charges that the promptly deliver receipts hessessore that the process of the farmer larges and the proposition of proposition

be due and payable APTIL 1. 19.85...

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Indicate the liability of any person for the payment of the indebtedness, trustee may the liability of any person for the payment of the indebtedness, trustee may feel on the making of any may or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereol; (d) reconvey, without warranty, all or any part of the property. The framework of the property of the services mentioned in this paragraph shall be not less than \$5.5.

10. Upon any default by grantor hereunder, centering may at any time without notice, either in person, by agent or by the property of the property of the indebtedness hereby secured, enter upon the acquacy of any security for the indebtedness hereby secured, enter upon the day of the property of the pro

85.740 to 86.795.

13. After delault at any time prior to five days before the date set by the trustee for the trustee's sale, the grantor or other person so privileged by ORS 86.760, may pay to the beneficiary or his successors in interest, respectively, the entire amount then due under the terms of the trust deed and the obligation secured thereby (including costs and expenses actually incurred endorring the terms of the obligation and trustee's and attorney's fee nor the ceeding \$50 each) other than such portion of the principal as would not be due had no default occurred, and thereby cure the default, in which event all foreclosure proceedings shall be dismissed by the trustee.

all loreclosure proceedings shall be dismissed by the trustee.

14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale. The trustee may sell said property either in one parcel or in separate parcels and shall sell the parcel or parcels are sauction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters of lact shall be conclusive proof of the truthfulness, thereo, may purchase at the sale.

15. When truste also pursuant to the powers provided herein, trustes hall apply the process of sale to payment of (1) the expenses of sale, including the compensation of the trustee and a reasonable charge by truster's attorney. (2) the obligation secured by the trust deed, (3) to all person attorney. (3) the bidigation secured by the trust deed, (3) to all person the surplus. If any, to the grantor, or to his successor in interest entitled to such surplus, if any, to the grantor, or to his successor in interest entitled to such the trustee and present the surplus.

surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

16. For any reason permitted by law beneficiary may from time to time appoint a successor or successor to any tustee named herein or to an increasor further appointed hereinder. Upon such appointment, and without expressions to the successor trustee, the latter shall be vested with all tile, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by write hereinder executed by beneficiary, containing reference to this trust deed, and its place of record, which, when recorded in the office of the County and its place of the county or countes in which the property is situated, shall be conclusive proof of proper appointment of the successor trustees, the conclusive proof of proper appointment of the successor trustees, and the conclusive proof of proper appointment of the successor trustees, and the conclusive proof of proper appointment of the successor trustees, and the conclusive proof of proper appointment of the successor trustees in our successor trustees in the conclusive proof of proper appointment of the successor trustees in contract the contract of the county of the

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 title 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, or a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches.

12. and that he will warrant and forever defend the same against all persons whomsoever.

This deed applies to, inures to the benefit of and	an represented by the above described note and this trust deed are: natural or agricultural purposes (see Important Notice below), natural person) are for business or commercial purposes other than agricultural binds all parties hereto, their heirs, legatees, devisees, administrators, execute term beneficiary shall mean the holder and owner, including pledgee, of the incident of the context so requires, that the singular number includes the plural
	nas hereunto set his hand the day and year first above written. If (a) or (b) is Ty is a creditor Gary, Robb Reggy E, Robb Jaking required Jaking require
STATE OF OREGON, County of Klamath ss. January 80	93.490] STATE OF OREGON, County of
Personally appeared the above named	each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of
	ARY
To be used only to Glenn D. Ramirez	debtedness secured by the loregoing trust deed. All sums secured by said directed, on payment to you of any sums owing to you under the terms of a of indebtedness secured by said trust deed (which are delivered to you un warranty to the control of the security to the control of the security to the control of the security warranty to the control of the security to the
Do not lose or destroy this Trust Deed OR THE NOTE which it serves a	Ployd W. Talbert Beneficiary