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	AND WHEN REC	CORDED MAIL TO					
ME Enso) Michael	Yob and					
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	Helen Dri Lbrae, CA						
ZIP		*					
Order No	E	scrow No		SPACE AB	OVE THIS LINE F	DR RECORDER'S	USE
6393		DEED OF	TRUST AND	ASSIGNMENT OF	RENTS		
BY THIS DI	ED OF TRUST	F, made this 2	8th	day of Janu a	ary,	, 19 8	0, between
Myrt	le Jackic	ch					·
c/o	915 Heler	n Drive, Mi street)	llbrae. (A. 94030	, herein called	Trustor, whos	e address is
) mia corporation,	(state	Trates and	zip)
				ania corporation,	nerein callea	Trustee, and	
Ensc	Michael	L Yob and E	stelle M.	Yob, his w	vife, as J	oint Tena	ants
					• • 2		
Trustor are	mts. transfers	and assians to	trustee in tr	ust, with power o		herein called	Beneficiary,
	th County		indice, in a	usi, will power o	-	XXXXXXXX d	escribed as:
	n ga faganan tara . Tara tara tara g		en en en deregena. Se en generale				
Lot]	, in Bloc	ck 2, THIRE	ADDITION	I TO ALTAMON	IT ACRES,	according	g to the
offic Klama	vial plat	thereof on , Oregon.	file in	the office	of the Co	ounty Clea	rk of
		<i>,</i> , oreadout					
							of all or any portion
······································		a se e Da					whether voluntary or as expressed therain,
					tedness or obligation ediately become due		option of the holder,
Trustor also	assigns to Bene	ficiary all rents, iss	sues and profits	of said realty rese	rving the right	to collect and	use the same
except durin enforce the	g continuance o same by any la	liciary all rents, iss of default hereund wful means in the	er and during o	of said realty rese ontinuance of such	rving the right	to collect and ing Beneficiary	use the same to collect and
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A. TO PROTECT THE SECURITY HEREOF, TRUSTOR AGREES:

[1] To keep said property in good condition and repair, preserve thoreon the buildings, complete construction begun, restore damage or destruction, and pay the cost thereois to commit or permit no waste, no violation of laws or covenants or conditions relating to use, alterations or improvements; to cultivate, irrigate, feitilizelumigate, prune, and do all other acts which the character and use of said property and the estate or interest in said property secured by this Deed of Trust may require to preserve this security.

[2] To provide, maintain and deliver to Beneliciary fire insurance satisfactory to and with loss payablo to Beneliciary. The amount collected under any lire or other insurance policy may be applied by Beneliciary upon any indebtedness secured hereby and in such order as Beneliciary may determine. Or Beneliciary may release all or any part thereof to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

[3] To appear in and defend any action or proceeding purporting to affect the security hereol or the rights or powers of Beneficiary or Trustee: and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear.

B. IT IS MUTUALLY AGREED THAT:

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[1] Any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned to Beneliciary, who may apply or release such moneys received by him in the same manner and with the same effect as provided for disposition of proceeds of fire or other insurance.

[2] By accepting payment of any sum socured hereby after its due date. Beneficiary does not waive his right either to require payment when due of all ether sums so secured or to declare detault for failure so to pay.

[3] At any time or from time to time, without liability therefor and without notice, upon written request of Beneticiary and presentiation of this Deced and said note for endorscenent, and without affecting the personal liability of any person for payment of the indebtadness secured hereby. Trustee may: reconvey any part of said property: consent to the making of any map thereol: join in granting any essement thereon: or join in any agreement extending or subordinating the lien or charge hereol.

[4] Upon written request of Bencliciary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and releation and upon payment of its fees. Trustee shall reconvey without warranty, the property then held hereunder. The recitats in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

[5] Upon default by Trustor in payment of any indebtedness socured hereby or in porformance of any agreement hereunder. Boneliciary may declare all sums secured hereby immediately due and payable by delivery to Trustee of whiten declaration of default and domand for sole and of whiten notice of default and of alection to be duly filed for record. Boneliciary also shall deposit with Trustee this Deed, said note and all documents evidencing exponditures secured hereby.

Trustee shall give notice of sale as then required by law, and without demand of Truster, at least three months having elapsed ulter recordation of the sale of the sale of the sale of the ot the time and place at sale lived by it in paid notice of sale, either as a whole on aeparate parcels and in such order as it may deforming, at public auction to the highest hidder for cash in lawful money of the United States, payable at time of sale. [4] To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stack: when due, all incumbrances, charges and leas. with interest, on said property or any part thereof, which appear to be prior or superior heretor all costs, lees and expenses of this Trust.

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Should Trustor fail to make any payment or to de any act as herein provided, then Beneliciary or Trustee, but without obligation so to do and without notice to ar demand upon Trustor and without releasing Trustor from any obligation hereof. may: make or do the same in such manner and to such extent as either may deem nacessary to protect the security hereof. Beneficiary or Trustee appear: in and defend any action or proceeding purporting to alloct the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or, compromise any incumbrance, charge or hereor, and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

[5] To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at seven per cent per annum, and to pay for any statement provided for by law regarding the obligations secured hereby in the amount demanded by Beneficiary, not exceeding the maxinum amount permitted by law at the time of the request therefore.

Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time lixed by the proceeding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, expressed or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfunders, thereact. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and at this Trust, including cost of evidence of tillo in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at seven per cent per annum; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

[5] This Deed applies to, inures to the benefit of. and binds all parties hereto, their legal representatives and successors in interest. The term Beneficiary shall include any future owner and holder, including pledgees, of the note secured hereby. In this Deed, whenever the context so requires, the masculing gender includes the formine and /or neuter, and the singular number includes the plural.

[7] Trustee accepts this Trust when this Deed. duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Truster. Beneficiary or Trustee shall be a party unless brought by Trustee.

[8] The Trusts created hereby are irrevocable by Trustor.

[9] Beneliciary may substitute a successor Trustee from time to time by recording in the Office of the Recorder or Recorders of the county where the property is located an instrument stating the electen by the Boneliciary to make such substitution. which instrument shall identify the Deed el Trust by recording reference, and by the name of the night instruct by recording reference, and shall set forth the name and address of the new Trustee, and which instrument shall be signed by the Beneliciary and duly acknowledged.

STATE OF OREGON; COUNTY	OF KLAMATH; ss.
I hereby certify that the within	instrument was received and filed for record on the day of
February A.D., 19_80_at_	10:00 o'clock A M., and duly recorded in Vol M80 ,
of <u>Mortgages</u> FEE <u>\$7.00</u>	On Page 2330 WM. D. MILNE, County/Clerk By Dermeria AAA etsch Deputy