No. 881-1-Oregon	Trust Deed Series-TRUST DEED (N	a restriction on ossignment).	me) -30	10 1683	. Sty
	S. 175.13	TRUST DEED	February	₁₉ .80 , ье	etween
THIS TR	UST DEED, made this MAURER and SH	TRUST DEED 19th day of TRLEY E. MAURER, hu TRLEY E. TAURANCE CO.	usbanu ano	as Truste	e, and
	DANGAMERICA TIL	LE INDOIG			······
HIGH	L. ALLEN				
Beneficiary.		WITNESSETH: gains, sells and conveys to t nty, Oregon, described as:	trustee in trust, with	power of sale, the p	oroperty
Grantor Klama	irrevocably grants, bar ath Cou	gains, sells and conveys to t nty, Oregon, described as: ON MARKED EXHIBIT E A PART HEREO!?	"A" ATTACHED	HERETO AND BY	
SEE]	LEGAL DESCRIPTI	A PART HEREOF		TECORDED SI	ECOND
THIS	REFERENCE -	A PART HEREON.	ED AND IS BEIN	ATH FIRST FED	ERAL
THIS AND	JUNIOR TO A FI	A SECOND TRUST DEF RST TRUST DEED IN D SSOCIATION			•
SAVI	INGS AND LOAN A				Į.
together with now or hereat tion with said FOR 7 sum of TW					
		ents, hereditaments and appurtent ents, issues and profits thereof an ents, of performance of eac	and all other right	ts thereunto belonging of the attached to or use	or in anywise d in connec-
essuther with	all and singular the tenem	ents, hereditaments and oppurtent eats, issues and profits thereof and URING PERFORMANCE of eac AND FOUR HUNDRED SE	d all fixtures now or here b adreement of grantor	herein contained and particular $14/100$	syment of the
tion with said FOR T	CHE PURPOSE OF SECU	ND FOUR HUNDRED SE	with interest thereon	according to the terms of ont of principal and inte	erest hereol, il
sum of TW	ENTY (\$22,475.14) - (\$22,475.14))	grantor, the linal payme 19 85	which the final installme	nt of said note
note of even not sooner p	$- \left(\frac{2}{2} \sum_{i=1}^{2} \frac{1}{2} \right)^{i}$ date herewith, payable to L aid, to be due and payable late of numerity of the debt L payable.		timber of grazing Port	no tanki or	perty: (D) in
becomes nuc	bove described real property	ust deed, grantor agrees: gra	anting any easement of element	ent affecting this use part of	the property the persons
To P 1. To and repair: P	protect the security protect, preserve and maintain of to remove or demolish any of to remove or demolish any body of the security waste of said pre-	huilding or improvement therion; the huilding or improvement therion; the sperty in good and workmanlike lea	ereol; (d) reconveyance antee in any reconveyance gally entitled thereto," and to gally entitled thereto," and to gally entitled thereto," and to	may be there'n of any m he recitals there'n of any m thiulness thereof. Truster's thous shall be not less than \$	tees for any of the 5. belary may at any
manner any	building or improvement which building or improvement due all costs roun, and pay when due all costs	s incurred therefor. sces, regulations, covenants, condi- nees, regulations, covenants, to the beneficiary so requests, to	10. Upon any detaut me without notice, either in the a court, and with	person, by agent of by out regard to the adequacy out regard to the adequacy	of any security ion session of said prop- ise collect the rents.
tions and re join in erect	strictions after the statements uting such financing statements is the beneficiary may require a state beneficiary may well as	pursuant to the Online same in the partial to pay for filing same in the thand to pay for all lien searches made the cost of all lien searches by the searches be deemed desirable by the	he indebtedness hereby star rty or any part thereof, in rsues and profits, including t ssues and expenses of ope	its own name sue of unpaid, those past due and unpaid, eration and collection, include reast secured hereby, and in	and apply the attor- ling reasonable attor- such order as bene-
by tiling of	flicers or searching manualy m	aintain insurance on the by fire r uses against loss or damage by fire r	liciary may determine.	on and taking possession	eds of fire and of the
and such o an amount	not less than s insurat	with loss payable to the latter; and the beneliciary as soon as insured; the beneliciary as soon as insured;	property, and the application	of default bereunder the	indebtedness bocured
if the drar deliver said	ntor shall tall the beneficiary at 1 d policies to the beneficiary at 1 model of insurance now or	hereafter placed on said buildings, hereafter placed on said buildings, at grantor's expense. The amount of grantor's expense.	12. Upon default by hereby or in his performance declare all sums secured here	e of any agreement heretain eby immediately due and pay if real property is currently if real property is currently	while. In such an even used for agricultural to foreclose this trus the law for mortgag
collected t	under any indebtedness secured here n any indebtedness secured hereficial	eby and in such amount so collected, or ry the entire amount so collected, er nor, Such application or release shall nor, Such application or invalid ite any	timber or grazing purposes, deed in equity, as a morth deed in equity, as a morth	dage in the manner protocological property is not so cuid real property is not so cuid real property is not so cuid real property is not so cuid to	ust deed in equity as deed by advertisemer
nor cure	or waive any uch notice. pursuant to such notice. here said premises free fr	om construction liens and inpon or at may be levied or assessed upon or	mortgage or direct the eve	ent the beneficiary default and	his election to, wher
acr u s	said property before any delinquent become past due or delinquent fail to be bould the grantor fail to	and promptry ent of any taxes, as to o make payment of any taxes, as to ber charges payable by grantor, either her charges payable by grantor, but	upon the trustee shall in a upon the trustee shall in a required by law and proc required by law and proc required by Raw	erd to foreclose this from 6.795.	advertisement and sales the date set by t
against s charges	nsurance premiumer by providing b et payment or by providing b	at its option, make payment at its option, make payment at the rate set forth in the note secured at the rate set forth in the note secured seribed in paragraphs 6 and 7 of this secured by this	then after defautrustee's trustee for the trustee's ODS 86,760, may pay to	sale, the gridary or his succ o the beneficiary or his succ	of the trust deed and
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tares and additional additional charles benefits by direct make six and the hereby, trust di- covenar erts hd covenar erts hd derved additional covenar constit out no render constit in constit free till in constit free till free t	amount so put the obligations di together with the obligations di together with the orand becc- eed, without waiver of any rig- ers, without waiver of any rig- ers, without and for such paymen ersinhelore discribed, as well a ersinhelore discribed, as well a ersinhelore discribed, as well a ersinhelore discribed, as well as ted, and the nonpayment thereo tic, and the nonpayment thereo and the nonpayment thereo and the nonpayment there all sums secured by this trust all sums secured by this trust all sums secured by this trust discribed and the nonpayment there is sarch as well as the other or nonection with or in enforcing the nonection with or in and delend citually inserted.	Ms. Kin grantor, shall be buildion herein s the agrouter of the obligation herein the innediately due and payable with deel immediately due and payable and deel immediately due and payable and expenses of this trust including the cos s and expenses of the trustee incurreg obligation and trustee's and attorney in paction or proceeding purporting f i beneficiary or trustee; and in any su i beneficiary or truste: and in any su	obligation setterms of the enlocing the terms of the ceeding \$50 each, other ceeding \$50 each, other ceeding \$50 each, all foreclosure proceeding 14. Otherwise, th 14. Otherwise, th 14. Otherwise, th 15. Otherwise, th 16. Otherwise, the 16. Otherwi	coursed, and thereby Carbon is shall be dismissed by the tu- e sale shall be held on the notice of sale. The truther me harate parcels and shall sell bidder for each, pabable at trebaser its deed in form as us without any strength of the trebaser is deed in form as the deed of any matching red. Any purchase at the sal say, may purchase at the sal	the parcel or parcels the time of sale. The required by law conver- warranty express or warranty express or the trustee, but inclu- ers provided herein. If the expenses of sal- outle charge by tru-
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The grantor covenants and agrees to and with the beneliciary 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

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 if grantor is a natural person) are for business or commercial purposes other than agricultural

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.

* 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; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent; if this instrument is NOT to bu a first lien, use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act not required, disregard this notice.

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STATE OF CALIFORNIA
COUNTY OF Qrange SS.
on February 25, 1980 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared
, known to me
to be the person S whose name are subscribed to the within instrument and acknowledged that they executed the
to be the person S whose name. are subscribed to the



REQUEST FOR FULL RECONVEYANCE

To be used only when abligations have been paid.

TO: 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 estate now held by you under the same. Mail reconveyance and documents to ...

DATED:

Misc.-166 (G.S.) Ack. Individual (Hev. 9-68)

Beneficiary

.....

Do not loss or destray this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED	STATE OF OREGON
SIEVENS HERE LAW PUR CO., PORTLAND ONL.	County of 1 certify that the within instru-
	ment was received for record on the
Grantor	SPACE RESERVED at
	RECORDER'S USE as file reel number
Bonoliciary	Record of Mortgages of said County. Witness my hand and seal of
AFTER RECORDING RETURN TO	County affixed.
TIA - So. 6th.	Title
i. creptice	By Deputy

4685

EXHIBIT "A"

PARCEL 1

. •

The Southerly 60 feet of Lot 5 and the Southerly 60 feet of Westerly 5 feet of Lot 6, Block 5, ORIGINAL TOWN OF KLAMATH FALLS, OREGON, in the City of Klamath Falls, in the County of Klamath, State of Oregon.

PARCEL 2

The Westerly 59.5 feet of Lot 4, Block 5, ORIGINAL TOWN OF KLAMATH FALLS, OREGON, in the City of Klamath Falls, in the County of Klamath, State of Oregon.

WE D. MILNE, COUNTY OF KLAMATH; 53. We for record at request of <u>Transamerica Title Co.</u> Wis 12th day of <u>March</u> <u>A. D. 19.30 at 11:19</u> Clock ^AM., and uly recorded in Vol. <u>1180</u> of <u>Mortgages</u> on Page 4633 WE D. MILNE, County Clock By Demothan A. d. J. Job ch

Fee \$10.50