Beneficiary	82918	mrc-	8.799		Vo		Page_	6558
•	TRUST DEE	D TO CONS	UMER	TINAI	NCL			•
No. 2963351	Due 7th			FIN	ANCE	CHARGE _ Finance	ts <u>54600.0</u> 30646.6 d 23953.3 AGE RATE <u>19</u> .	9
							PAYMENTS	
Grantor(s)			PAYABLE IN:		First Pay	ment Amount	Other Monthly Payme	SHALL BE EQUAL TO
			Consecutive Monthly Instatiments	120	455.	.00	455.00	UNPAID PRINCIPAL AND INTEREST
	DUE DATE OF PAYMENTS							
			First Payment Others Final Payment Due Date Same Day Due Date of Each		t Date FINANCE CI If different from d	Date FINANCE CHARGE begins to accrue if different from date of loan above.		
			5 <b>-7-8</b> 0	Month	7th	4-7-90	4-7-80	
THIS TRUST D	EED, made this <u>lst</u> (illingstad and Li	day	of <u>Ap</u> ngstad	rī l			, 19 <u>8</u>	, as Grantor,
Mountain T	itle Company							, as Trustee,
linited f	inance Co Medford	.0r						, as Beneficiary,
and <u>Unified</u>			NESSETH	:				lamath

Grantor irrevocably grants, bargains, sells and conveys to trustee, with power of sale, the property in <u>Klamath</u> County, Oregon, described as: Lot 18, Block 3, TRACT 1065, IRISH BEND, according to the officail plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The property is not currently used for agricultural, timber or grazing purposes.

This Trust Deed is given by Grantor to secure the performance of each agreement contained herein and to secure payment of loan in the amount of the Amount Financed shown above plus accrued but unpaid Finance Charges plus any other amounts lawfully added to the indebtedness. Said loan is evidenced by a promissory note of even date herewith and which is further described above.

To protect the security of this trust deed, grantor agrees:

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

To complete or restore promptly and in good and workmanlike manner any building or reproprovement which may be constructed, damaged or destroyed thereor, and pay when territe all costs incurred therefor.

3. To comply with all laws, ordinances, regulations, covenants, conditions and extractions affecting said property; if the beneficiary so requests, to join inexecuting such dinancing statements pursuant to the Uniform Commercial Code as the beneficiary may dequire and to pay for filing same in the proper public office or offices.

require and to pay for filing same in the proper public office or offices. To provide and continuously maintain insurance on the buildings tow or hereafter wreted on the sail premises against loss or damage by fire with extended coverage in imounts as bench is airs may from time to time require, written in comparies acceptable to the beneficiary, with loss payable to the latter and to grantor as their inter est may appear; ill policies of insurance shall be delivered to the beneficiary as soon is insured; if the grantor shall fail for any reason to procure any such insurance and to delivers ad policies to the beneficiary as theast fifteen days prior to the expiration of any policy of insurance now all or hereafter placed on said buildings, the beneficiary may procure the same all grantor's repense.

To keep stud premises tree from mechanics' liens and to pay all taxes, assessments and coupler charges that may be leved or assessed upon or against said property bela e any part of such taxes, such such so there charges become past due or delinquent and property bela e any part of such taxes, assessments, and other charges become past due or delinquent and promptly deliver (receipts therefor to beneficiary) if borrowers fail to pay property there on any security when due, or default on any other obligations prior to this agree nent and secured by the real property subject to this agreement, lender may, at its option, b rings such taxes or obligation current and add any such payment or payments to borrawers obligation nonpayment by, borrowers constitutes a default of this agreement and, the exercise of lender's option te pay shall not constitute a waiver of said default.

6. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee.

It is mutually agreed that:

It is mutually agreed that: 7. In the event that any portion or all of said property shall be taken under the right of reminent domain or condemnation, beneficiary shall have the right. If it soelects, to require that all or any portion of the monies pay able as compensation for such taking, which are in that all or any portion of the monies pay able as compensation for such taking, which are in secoss of the amount required to pay all reasonable costs, expenses and attorney's fees necessarily goal or incurred by grantor in such proceedings, shall be piid to beneficiary and applied by it upon the indebtedness secured hereby; and grantor agrees, at its own obtaining such compensation, promptly upon beneficiary's request.

obtaining such compensation, promptly upon detericary strepest. 8. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take the security in the security for the indebtedness hereby secured, enter upon and take the rent, issues and profits, including those past due and unpaid, and apply the same, upon any indebtedness secured hereby, and in such order as beneficiary may determine.

9. The entering upon and taking possession of said property, the collection of such tents, issues and profits, or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage to the property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

any act done pursuant to such notice. 10. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, the beneficiary may declare all sums secured hereby immediately due and payable. In such an event beneficiary at his election may proceed to foreclose this trust deed in equity as a mortgage in the manner provided by law for mortgage foreclosures or direct the trusteet of foreclose this trust deed by advertisement and sale. In the latter event the beneficiary or the trustee shall execute and cause to be recorded his written notice of default and his election to sell the add described real and place of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.740 to 86.795 11. Alter default at any time prior to five days before the date set by the trustee for the

trust deed in the mainer protect in OKA and/Ar to Market 11. After default 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, and thereby cure the default, in which event all forcelosure proceedings shall be dismissed by the trustee the default and the obligation becauted in the trustee.

which event all foreclosure proceedings shall be dismissed by the trustee. 12. 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 at auction to the highest bidder for each, 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 of warranty, express or implied. The recitals in the deed of any matters of fact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

purchase at the sale. 13. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the obligation secured by the trust deed, (2) to all persons having recorded liens subsequent to the interest of the trustee in the trust deed as their interests may appear in the order of their priority, and (3) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

or to his successor in interest entitled to such surplus. 14. For any reason permitted by law beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee, appointed hereinder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereinder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, containing reference to this trust deed and its place of record, which, when recorded in the office of the recording officers of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

appointment of the successor trustee. 15. 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 grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee of the successor of the

16. Grantor shall not sell, transfer, or encumber the property without the beneficiarys 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 except the following encumbrances to wit:

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

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee of the note secured hereby, whether or not named as a beneficiary therein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural. IN WITNESS WHEREOF, said grantor has hereinto set his hand the day and year first above written.

	Conclator Spill monstan				
	Same & Skillingstord				
STATE OF OREGON.	STATE OF OREGON, County of the	) sv.			
CONNER JACKSON	Personally appeared	sworn,			
Personally appeared the above named SKI (In, SI	pach for himself and not one for the other. did sav that president and the later is the a corpoon for the later is the a corpoon for the later is the a corpoon	tary of ration.			
and acknowledged the foregoing instru-	and that the seal affixed to the foregoing instrument is corporate seal of said corporation and that said instrument signed and vealed in behalf of said corporation by authority board of directors; and each of them acknowledged misrument to be its voluntary act and deed.	s the t was of its			
SEAL)	d Before me: (OFF	FICIAI EAL)			
No commission expires: 10 119,180	Notari Public for Oregon Miccommission expires:				

			ACATA	6559
TRUST DEED TO CONSUMER FINANCE LICENSEE	Donald E. Skillingstad Linda J. Skillingstad Grantor United Finance Co	N N Within d on the AM. d on pag	file   reel number 82918 rd of Mortgages of said County. ness my hand and seal of County affixed. Nam. D. Milline Reverting Officer Dernetla Heestack Deputy Bernetla St.00	Э С С

## 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 to cancel all evidences of indebtedness secured by said trust deed have been fully paid and satisfied. You hereby are directed 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 deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty to the parties deed (which are delivered to you herewith together with said trust deed) and to reconvey and reconvey and documents to designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to

DATED: \_\_\_\_

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.