

TRUST DEED

1957

THIS TRUST DEED, made this 21st day of April, 1980, between RICHARD A. KIRK and NADINE K. KIRK, husband and wife, Transamerica Title Insurance Co., and GERALD E. GREEN, a married man, as Grantor, as Trustee, as Beneficiary,

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in Klamath County, Oregon, described as: Lot 3, Block 35, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon.

APR 23 1980

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 TWO THOUSAND EIGHT HUNDRED NINETY TWO AND 67/100 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 25, 1987.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable.

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

- To protect the security of this trust deed, grantor 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 comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property... 3. To provide and continuously maintain insurance on the building, now or hereafter erected on the said premises against loss or damage by fire and such other hazards as the beneficiary may from time to time require... 4. To keep said premises free from construction liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against said property... 5. To pay all costs, fees and expenses of this trust including the cost in connection with or in enforcing this obligation and trustee's attorney's fees actually incurred. 6. To defend and defend any action or proceeding purporting to affect the security rights of beneficiary or trustee... 7. To defend and defend any action or proceeding purporting to affect the security rights of beneficiary or trustee... 8. To defend and defend any action or proceeding purporting to affect the security rights of beneficiary or trustee... 9. To defend and defend any action or proceeding purporting to affect the security rights of beneficiary or trustee... 10. To defend and defend any action or proceeding purporting to affect the security rights of beneficiary or trustee... 11. To defend and defend any action or proceeding purporting to affect the security rights of beneficiary or trustee... 12. To defend and defend any action or proceeding purporting to affect the security rights of beneficiary or trustee... 13. To defend and defend any action or proceeding purporting to affect the security rights of beneficiary or trustee... 14. 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