A CONTRACTOR OF THE PARTY OF TH	38-19-235	oi. 780 Page 10790 4
207.402	TRUST DEED	10 79_ between
THIS TRUST DEED, made this William E. Walker and Bobbie J	4 day of MARCH	as Grantor,
THIS TRUST DEED, made has william E. Walker and Bobbie J	MPANY, a CALIFORNIA CORPORATI	as Grantor, ON as Trustee, and WELLS FARGO REALTY with power of sale, the property in KLAMAT
William E. Walker and Bobbie TRANSAMERICA TITLE INSURANCE CO SERVICES, INC., a CALIFORNIA CORPOR	WITNESSETH:	with power of sale, the property in KLAMAT
SERVICE.	sells and conveys to trustee in trust	and the second s

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in KLAMATH

in Block 37 of Tract 1184-Oregon Shores-Unit 2-1st Addition as shown on the map filed on November 8, COUNTY, OREGON, described as: LOI _____ in DIOCK _____ OI Tract 1104-Oregon Shores-Onk 2-181 Adminon as 310 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County.

Made and The said The state of the s

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 sent size of the purpose of the sum of the sum of the sum of the purpose of Seven Thousand

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of the sum of the purpose of Seven Thousand

Dollars, with interest thereon according to the terms of a promissory note of even date herein the purpose of the sum of

The date of maturity of the debt secured by this instrument is the date, stated above, on which within described property, or any part thereof, or any interest therein is sold, agreed to be so expressed therein, or herein, shall become immediately due and poyable.

The above described real property is not currently used for agricultural, timber or grazing purposes are property in the security of this trust deed, grantor agrees;

1. To protect the security of this trust deed, grantor agrees;
1. To protect preserve and maintain said property in good condition and repair;
1. To protect preserve and maintain said property in good condition and repair;
1. To protect preserve and maintain said property in good condition and repair;
1. To protect preserve and maintain said property in good condition and repair;
1. To protect preserve and maintain said property in good condition and repair;
1. To protect preserve and maintain said property in good conditions and the present of the repair of the property in good and workmanike maintered in the present in the present of the present in the present of the present in the present in the present present in the present in t

search as wen as the other costs and expenses of the trustee meaning in affection with this obligation.

7. To appear in and defend any action or proceeding purporting to affect the source; and in any suit, action for proceeding rights or powers of beneficiary or trustee; and in any suit, action for proceeding of this deed, to be sufficiently or trustee my appear, including evidence of title and foreclosure of this deed, to be sufficiently active the suit of the decidency's for trustee beneficiary's or trustee the suit is the decidency's fortune beneficiary or the trustee then the prevailing party sind the prevailed to the atomory's fees herein described; the amount observationed to the atomory's fees herein described; the amount observationed in this paragraph 7 in all cases shall be fixed by the trial court or by the appellate court if an appeal is taken.

It is mutually axreed that:

mentioned in this paragraph. In all cases shall be juxed by the trial court of so, so the profession of the figure of the figure

restriction thereon: (c) join in any subordination or other agreement affecting this feed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or person of the property. The filled thereto," and the rectales therein of any matters or fact, shall be conclusive proof of the truthfulness thereof, Trustee's fees for any of the services or conclusive proof of the truthfulness thereof, Trustee's fees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any default by grant or by a receiver to be appointed by a court, and the notice, either person, by agent or by a receiver to be appointed by a court, and the notice, either he adequacy of any property or any part thereof, in its owners upon and take possession of and property or any part thereof, in its owners upon and take possession of and property or any part thereof, in its owners upon and take possession of and profits, of operation and collect the rents, sixts and expenses of operation and collect the rents. Sixts and expenses and profits, and apply the same, less sosts and expenses agraph 7 hereof upon any including those past declared thereby, in such order as beneficary may determine.

indebtedness secured hereby, in such order as beneficiary may determine.

11. The entering upon and taking possession of said property, the collection of th

trustee snatt jix the time and place of said, give notice increase according to the law, and proceed to foreclose this trust deed in the manner provided in OR\$[No.74] after default at the beneficiary elect to foreclose by advertisement and sale then 13. Should the beneficiary elect to foreclose by advertisement and sale then for the foreclose by the trustee for the foreclose by the process of the trustee for the foreclose by the foreclose the beneficiary or his successors in interest, respectively, the entire amount then due, under the terms of the trust dead and the obligation secured thereby fine finding costs and expenses actually incurred in enforcing the terms of the obligation and trustee as would not then be due had no default occurred, and thereby cure the default, in and attoring's fees not exceedings shall be dismissed by the trustee.

2. Swould not then be due had no default occurred, and thereby cure the default, in and the foreclosure proceedings shall be dismissed by the trustee.

2. A conceive, the sale shall be led on the date and at the time and the foreclosure process and shall self the parcel or parcels at action to the parcel or in separate parcels and shall self the parcel or parcels at action to the parcel or in separate parcels and shall self the parcel calls in the deliver to the parcels of the sale shall be conclusive proof of the trustees that deliver to the without one of the sale shall be conclusive proof of the trusteness thereof. Any person, without any concentrative proof of the trusteness thereof, any person, and the sale sale parcel and to the powers provided herein, trustee shall sele.

2. Swould not the sale sale parcel on the powers provided herein, trustee shall select the powers provided herein.

excluding the trustee, but including the grantor and beneficiary, may purchase at the metalling the grantor and beneficiary, may purchase at the state.

15. When trustee sells pursuant to the powers provided herein, trustee shall propose the proceeds of sale to payment of (1) the expenses of sale, trechading the apply the proceeds of sale to payment of (1) the expenses of sale, trechading the obligation secured by the trust deed. (2) to the suppose that the sale of the

property is anuacco, some or concurance proof of proper approximent of our successor instee.

Trustee accepts this trust when this dead, duly executed and acknowledge is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deel of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party onless such action or proceeding is brought by trustee.

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully scized in fee

simple of said described real property and has a valid, unencumbered titled thereto

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 it grantor is a natural persoh) are for business or commercial purposes other than ogricultural purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, 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 feminine 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.

You have the option to void your contract or agreement by notice to the seller if you did not receive a Property Report prepared pursuant to the Rules and Regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development, in the contract or agreement you have the right to revoke the contract or agreement by notice to the seller until midnight of the third business day following the consummation of the transaction. A business day is any calendar day except Sunday, and the following business holidays: Christmas.

* 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. If compliance with the Act not required, disregard this notice.

X Milliam E. Walker Scelker

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 93.490)

X Booksey Walker Walker Walker Witnessed by Shor Mikes

STATE OF CALIFORNIA. COUNTY OF LOS ngeles April, 1979 the undersigned, a Notary Public in and for said County and State.

personally appeared the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposed and said: That he resides at the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposed and said: That he resides at the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposed and said: That he resides at the person whose name is subscribed to the within instrument as a witness thereto. hewas' present and saw Steven J. W. 1504

personally known to him to he the person described to the within and annexed instrument) execute the same; and that affiant subscribed 1/5 name thereto as a witness to said execution.

FOR NOTARY SEAL OR STAMP



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 said trust deed or pursuant to statute, to cancer an evidences of indepledness secured by said thus, 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

Beneficiary

hich it secures. Both must be delivered to the trustee for concellation before reconveyance will be made.

TRUST DEED		
••••••••••••		
	Grantor	
	Beneficiary	

572 E. Green Street

KAREN STARK Trust Services

Pasadena, CA 91101

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON SS. County of Klamath I certify that the within instrument was received for record on the 12th day of June , 19 80 at 11:37 o'clock A M., and recorded in book M80 on page10790 or as file/reel number 85493 Record of Mortgages of said County. Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk