

August 1980, between

August 1980, between

an Oregon corporation

14885 10 180
the property

trust, with power of sale, the property in 80

DE KLAMATH FALLS, IN THE

FILE OF OBECOM

6. For consideration of the Insurance will be made.

persecution

other rights thereunto belonging or in any way
now or hereafter attached to or used in connection with the same

of grantor herein contained and

100- - - - -

thereon according to the terms of a prom

and interest her

83. For the purpose of the final payment of principal and interest on the loan described above, on which the final installment of said loan is due, the property herein is sold, agreed

the written consent or approval of the bene-
ve of the maturity dates expressed there

the making of any map or plat of said property; (b) no restriction or creating any restriction thereon; (c) joint or several agreement affecting this deed or the lien of the same on all or any part of the property.

...without warranty, all of any
reconveyance may be described as the "person or
...and the recitals therein of any matters or
...of the truthfulness thereof. Trustee's fees for a
...in this paragraph shall be not less than \$5.
...hereunder, beneficiary m

any default by grantor hereunder, either in person, by agent or by a receiver, and without regard to the adequacy of any security, and take possession of and thereby secured, enter upon and sue or otherwise collect thereon, in its own name and for its own benefit, due and unpaid, and apply the proceeds of such sale to the satisfaction of the indebtedness hereunder.

including (i) the past due amounts of the accounts receivable, (ii) the expenses of operation and collection, including reasonable attorney's fees, and (iii) any indebtedness secured hereby, and in such order of priority as may be determined by the trustee, and the proceeds of the sale of the property shall be applied in the following order: (i) to the payment of the principal of and interest on the debt secured hereby, (ii) to the payment of the expenses of the sale of the property, (iii) to the payment of the expenses of the operation and collection of the accounts receivable, (iv) to the payment of the expenses of the operation and collection of the accounts receivable, (v) to the payment of the expenses of the operation and collection of the accounts receivable, and (vi) to the payment of the expenses of the operation and collection of the accounts receivable.

...h rents, issues and profits. ...
...s or compensation or awards for any taking or damage ...
...the application or release thereof as aforesaid, shall ...
...ult or notice of default hereunder or invalidate a ...
...h notice. 12-1906 ...
... of any indebted

in default by grantor in payment of the debt, the beneficiary's performance of any agreement hereunder, the beneficiary is secured hereby immediately due and payable. The beneficiary at his election may proceed to foreclose this trust or direct the trustee to foreclose this trust for the benefit of the beneficiary or the

and sale. In the latter event the trustee shall cause to be recorded his written notice of default and the said described real property to satisfy the obligation upon the trustee shall fix the time and place of sale required by law and proceed to foreclose this

provided the beneficiary elect to foreclose by advertisement at any time prior to five days before the date of the trustee's sale, the grantor or other person so designated in the deed may, under the terms of the trust agreement, cause the property to be sold to the beneficiary or his successors in interest.

entire amount then due under the terms of the obligation and expenses actually incurred thereby (including costs and trustee's and attorney's fees) other than such portion of the amounts provided by law) other than such portion of the amounts provided by law) other than such portion of the amounts provided by law) shall not then be due had no default occurred, and no foreclosure proceedings shall be instituted.

Otherwise, the sale shall be held on the date and time specified in the notice of sale or the time to which the sale is adjourned by law. The trustee may sell said property in whole or in part and shall sell the parcel

the highest bidder its deed in form as required by

When trustee sells pursuant to the powers provided by the proceeds of sale to payment of (1) the expenses of administration, (2) compensation of the trustee and a reasonable commission, (3) the claims secured by the trust deed, (4) the claims of

(2) to the obligation secured by the interest of the
recorded liens subsequent to the order of their pri
their interests may appear in the order of their pri
any, to the grantor or to his successor in interest
Beneficiary (306) (unborn or unborn person)
permitted by law beneficiary

For any reason permitting, the trustee shall appoint a successor or successors to any trustee named herein. Upon such appointment, the trustee appointed hereunder, the latter shall be vested with all the powers, rights, duties and obligations of the trustee to the successor trustee, the latter shall be vested with all the powers, rights, duties and obligations of the trustee herein named. The appointment and substitution shall be made by the trustee herein named and shall be subject to the approval of the court having jurisdiction of the trust.

Recorded of the county or counties in which the
conclusive proof of proper appointment of the suc

[illegible]

who is an active member of the Oregon State Bar, a United States, a title insurance company authorized agency thereof, or an escrow agent licensed under OR

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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

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 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.

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 of 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 be a first lien, it is not to finance the purchase of a dwelling, use Stevens-Ness Form No. 1306 or equivalent. If compliance with the Act is not required, disregard this notice. (If the signer of the above is a corporation, the obligation to comply with the Act is not required.) (If the form of acknowledgment opposite is used, the obligation to comply with the Act is not required.) (If the form of acknowledgment opposite is used, the obligation to comply with the Act is not required.)

STATE OF OREGON, County of Klamath, ss.

Personally appeared the above named James William Wesley, who, each being first duly sworn, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me, Notary Public for Oregon, My commission expires 6-19-84.

WITNESSES: (OFFICIAL SEAL)

My commission expires 6-19-84.

REQUEST FOR FULL RECONVEYANCE

The undersigned in 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 the parties designated by the terms of said trust deed.

DATED this 11th day of August, 1980.

Beneficiary

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.

TRUST DEED

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 11th day of August, 1980, at 11:29 o'clock A.M., and recorded in book/reel/volume No. M80 on page 14892, or as document/fee/file/instrument/microfilm No. 88027.

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By: D. Milne, Deputy

18021 DEED

Fee \$7.00

TRUST DEED

Wesley, Grantor

836 Klamath Ave. Klamath Falls, Or. 97601