	23068 Vol. m PC	50 <u>24935</u>
DATE OF THIS DEED OF TRUST AND OF THE LOAN TRANSACTION	DATE FUNDS DISBURSED AND INTEREST BEGINS	ACCOUNT NUMBER
BENEFICIARY	GRANTOR(S)	Age: 37
	(1) Charles W. Courtois (2) Alice F. Courtois	Age: 32
ADDRESS: 124 S.9th St. E 0 0 0 1 2 2	APDRESS: Box 225	
NAME OF TRUSTEE: Transamerica Title	сіту: Keno, Or. 97627	
	CURES FUTURE ADVANCES	
	the nurnose of securing the payment of a Promiss	ory Note of even date in the
principal sum of \$13,492,53 from Grantor to Beneficiary named above n	Mometh	
the following described property situated in the state of Oregon, County of A parcel of land situated in Section 30, Townsh Meridian, in the County of Klamath, State of On	being mome particularly	the Willamette described as follows
Meridian, in the County of Klamath, State of a Beginning at a 5/8 inch iron pin, marking the	Southeast corner of the NEINWIC	of said Section feet to a 5/8
30; thence along the South III of the state	ving said South line, 1451.52	feet to a 5/8 inch
iron pin on the North-South center of Section Section line South 00 26'44" East, 960.00 feet	to the point of beginning.	
		ventilating as furner to
definition of the second connection therewith, all of which, for the second connection therewith, all of which, for the second connection therewith, all of which, for the second connection the second connection for second connection for the second conn	ereon and heating, lighting, plumbing, gas, electric he purpose of this Deed of Trust, shall be deemed	fixtures of the property above
Glescribed, all of which is referred to neremater as the planet agricultural, timb cfi w. The above described real property is not currently used for agricultural, timb	ber or grazing purposes.	nuctee and his heirs, executors,
administrators, successors and assense to how puternith and to include a relipion of a cite beeg of furth definetion to how puternith and profits of said premise Grantorialso assigns to Beneficiary all rents, issues, and profits of said premise	es, reserving the right to collect and use the same with	th or without taking possession er upon said premises and/or to
of the premises, during; continuance of idefault hereunder, and during continu of the premises, during; continuance of idefault hereunder, and during continu collect and enforce the same without regard to adequacy of any security for th	uance of such default authorizing Beneficiary to end he indebtedness hereby secured by any lawful means	s.
FOR THE FURPOSE OF SECURING: (1) Performance of sech arguments Of at the agreed rate in accordance with the terms and conditions of the above	- mentioned Promissory Note executed by the Gran or as extended or rescheduled; (3) Payment of any ad	ntor in favor of the Beneficiary, iditional amounts, with interest
thereon at the agreed rate, as may be international of the payment of a obligated to make any additional loan (s) in any amount; (4) The payment of a with interest thereon at the agreed rate, where any such advances are made to	any money that may be advanced by the Benefician protect the security or in accordance with the cover	nants of this Deed of Trust.
All payments made by Grantor(s) on the obligation secured by this Deed of IT	rust shall be applied in the following order: nd assessed against said premises, insurance premiun	ns, repairs, and all other charges
and expenses agreed to be paid by the dramotor. SECOND: To the payment of the interest due on said loan. "THIRD: To the payment of principal.	and <u>the standard</u>	Paroficiary's favor against fire
TO PROTECT THE SECURITY HEREOF, GRANTOR(S) COVENANTS Al and such other casualities as the Beneficiary may specify; up to the full val and such other casualities as the Beneficiary may from time to time	approve, and to keep the policies therefor, propo	whither due or not or to the
Beneficiary and that loss proceeds dess explicitly of the Beneficiary shall restoration of said improvements. Such application by the Beneficiary shall	not cause discontinuance of any proceedings to for rece shall pass to the purchaser at the forcelosure sale	e. (2) To pay when due all taxes,
event of Foreclosure, an inglis of the Charles of Mortgages) and assessments that may liens (including any prior Trust Deeds or Mortgages) and assessments that may secured hereby, or upon the interest of Beneficiary in said premises or in said secured hereby, or upon the interest of Beneficiary in said premises or in said	y accrue against the above described premises, or an d debt, and procure and deliver to Beneficiary ten (1 of the proper officer showing payment of all such t	10) days before the day fixed by taxes and assessments. (3) In the
and collectible or not), may (a) effect the insurance above provided for and and collectible or not), may (a) effect the validity thereof; and (c) such disbursen	d pay the reasonable premiums and charges therefor ments shall be added to the unpaid balance of the ob	bligation secured by this Deed of
Trust and shall bear interest from the date of painters waste or any use o good condition and repair, not to commit or suffer any waste or any use o	of said premises contrary to restrictions of record of iter at all reasonable times for the purpose of inspe	ecting the premises, to complete
regulations of the proper bulnet attribution at the proper bulnet of the proper bulnet at the proper bulnet at the proper bulnet at the proper bulnet at the property and in a good and we within 'one bundred' eighty days or restore promptly and in a good and we within 'one bundred' eighty days or restore promptly and in a good and we within the property of the prop	orkmanlike manner any building which may be con is furnished therefor, (5) That he will pay, promptly, if Trust and that the time of payment of the indebt	the indebtedness secured hereby edness hereby secured, or of any
in full compliance with the terms of said rounset, note that portion thereof, may be extended or renewed, and any portions of the prem releasing or affecting the personal liability of any person for the payment of the full amount of said indeptedness then remaining unpaid, and no ch	nises herein described may, without notice, be releas f said indebtedness or the lien of this instrument upo hange in the ownership of said premises shall releas	sed from the hell heleos, while the on the remainder of said premises se, reduce or otherwise affect any ight to convey the same; and that
for the full amount of said independences their relating are been able to be a seized of t such personal liability or the lien hereby created. (6) That he is seized of t he does hereby forever warrant and will forever defend the title and possessio	the premises in fee simple and has good and lawful n ion thereof against the lawful claims of any and all p	ersons whatsoever.
IT IS MUTUALLY AGREED THAT: (1) If the said Grantor(s) shall tail become due; or upon default in the performance of any agreement hereun become due; or upon default in the performance of any agreement hereun	der, or upon sale or other disposition of the premi n against or interest in the premises, then all sums	ises by Grantor(s), or should any s owing by the Grantor(s) to the
Beneficiary understais Deed of Trust of under any, other person who	may be entitled to the monies due thereon. In the	satisfy the obligations hereof, and
Trustee' shall file such notice loor record in the activity of the such as a such asuch as a such as a such asuch as	secured hereby "whereupon Trustee shall fix the time	e and place of sale and ground the set of th
(2) Whenever all of a portion of any obligation secured by this First Deed assessments, premiums for insurance or advances made by a Beneficiary in assessments, premiums for insurance or advances made by a Beneficiary under a subordir in the second se	accordance with the terms of the Trust Deed, the G nate Trust Deed or any person having a subordinate	Frantor or his successor in interest lien or encumbrance of record on
in the true property, or any particle in and date set by the Trustee for the property, at any time prior to the time and date set by the Trustee for Beneficiary or his successor in interest, respectively, the entire amount U	tor the Trusteo's sale if the power of sale therein is then due under the terms of the Trust Deed and the e obligations and Trusteo's and Attorney's fees act	to be exercised, secured thereby (in- ually incurred if allowed by law)
cluding costs and expenses actuary managed in the then be due had no other than such portion of the principal as would not then be due had no solveding that of instituted to foreclose the Trust Deed shall be dismisse	o default occurred, and thereby cure the default. A red or discontinued, and the obligations and Trust	Deed shall be reinstated and shall
remain in force the same as it no acceleration and required by law followin (3) After the lapse of such time as may then be required by law followin (3) After the lapse of such time as may then be required by law followin	ig the recordation of said Notice of Default, and No Grantor(s), shall sell said property on the date and a	otice of Default and Notice of Sale at the time and place designated in the time of sale. The person
said. Notice of Sale at public autom to the management, postpone the conducting the sale may, for any, cause herdeems expedient, postpone the	e same from time to time until it shall be completed at the time and place last appointed for the sale; pro-	ovided, if the sale is postponed for
postponement shall be given by public designated in the Notice of Sale, no longer than one day beyond the day designated in the Notice of Sale, no shall execute and deliver to the purchaser its Deed conveying said property shall execute and deliver to the purchaser its Deed conveying said property needs for any matters of facts shall be conclusive proof of the truthfulness th	tice thereof shall be given in the same manner as t so sold, but without any covenant of warranty, exp hereof. Any person, including Beneficiary, may bid a the cool and the solution of the solution of the solution.	at the sale.
Deed of any matters or facts shall be conclusive provide that by privation (2) Beneficients usy about the cost at a fact of the cost of the cost of the sale to payment of (1) the cost of the trustee shall apply the proceeds of the sale to payment of (1) the cost of the proceed the Trustee's and Attorney's fees: (2) cost of any evidence of title proceed the Trustee's and Attorney's fees: (2) cost of any evidence of the proceed the trustee's and the proceed to the trustee's and the proceed to the trustee's and the proceed to th	and expenses of exercising the power of sale and of red in connection with such sale and revenue stam ons legally entitled thereto, or the Trustee, in its disc	the sale, including the payment of
the Trustee's and calculate and (4) the remainder, if any, to the person or perso sums (secured hereby; and (4) the remainder, if any, to the person or perso such proceeds with the County Clerk of the County in which the sale took	place	×4536

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(11) Trüster accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated by affeity any barry Rereto's penaling the under any other beed of rivist of off any action of proceeding in which Grantor(s). Beneticiary, or Trustee shall be a by affeity any barry Rereto's penaling the under any other beed of rivist of off any action of proceeding in which Grantor(s). Beneticiary, or Trustee shall be a party, unless by which by Thistee to execute a supervise of off any action of proceeding in which Grantor(s). Beneticiary, or Trustee shall be a party, unless by other that the supervise of execute a supervise of other to get of end of any action of the supervise of execute a IT IS MUTUALLY AGREED THAT: (1) If the said Grantor(s) shall fail or neglect to pay installments on said Fromissory Note as the same may hereafter become due, or upon default in the partformance of any agreement hereautiler, or upon sale or other disposition at the premisse by Grantor(s) or should any action or proceeding be filed in any roust to enforce any lien on, claim against or inferest in the premises, then and a diversity to the Grantor(s) to the **prim style argues prediption action and any court to enforce any lien on**, claim against or inferest in the premises, then all runs owing by the Grantor(s) to the **prim style argues prediption action are argued any against or interest in the premises**, then all runs owing by the Grantor(s) to the **prim style argues prediption action argues arguest or arguest or any arguest or any arguest or any arguest or a style arguest or a style arguest arguest or a style arguest arguest or a style arguest arguest or a style arguest arguest or a style arguest arguest or a style arguest** 

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TO TRUSTEE BORE OF SECURING: (1) Performance o REQUEST FOR FULL RECONVEYANCE (3) Parament of the provident with interest thereout 

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	Logico Control		ing. thence	listion before reco	nvevance will be	made.	
Do not lose or destro	y. This Deed of Trust n	nust be delivered to t	ne Urustee for cance	nation parone leco	IN BY ALLOS THE BO	STATE GOV	~

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