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lanes E. Crum and Lois L. Crum, husband and wife, and wife and wif . double goodas 2 bps avenue, anathur2,

The basis teast and bear soon bedittershe grode wWITNESSETH ist easy to shoospic solt teals experiment contains as Beneficiary. Granton irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property "in Kland Charter the Mar County, Oregon, described as:

Lot 14, Block 2, as shown on the map entitled "KLAMATH RIVER SPORTS-MAN'S ESTATES" filed in the office of the County Clerk, Klamath County,

Subject, however, to the following: Subject, nowever, to the following: 1. Covenants, easements and restrictions, but mentional origin, mimposed by if any, based on race, color, religion or national origin, mimposed by instrument, including the terms thereoft, and remove the hard of the Recorded May 6, 1968; Wolume M68 or Page 4084, Klamath County Microfilm Records.

County Microfilm Records. 2. Set back provisions as deline ated on the conditional is and that of a standard is any set of the condition of t

tion with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of granter herein contained and payment of the sum of **Forty-six** Thousand and No/100ths-Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneliciary or order, and, made by granter, the final payment of principal and interest hereof, if Tanuary

note of even date herewith, payable to beneticiary or order, and made by grantor, the tinal payment of principal and interest hereof, if not sooner, paid, to be due and payable **JANUARY**, **1983**, 1988, 19

herein, shall become immediately 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. To protect the security of this trust deed, grantor agrees.
(a) consent to the making of any map or plat of said property; (b) join in any part of the security preserve and maintain said property in good continents. The provide the secure and pay maintain said property in good and workmaniters. To complete on resource promptly and in good and workmaniters. To complete on resource promptly and in good and workmaniters. To complete on resource and pay maintain insurance on the function of the truthulenes thereol. Trusters is the property of the same security and property if the beneficiary may at any recurrent and restrictions all ensuring statements pursuant to the Uniform Computs. To complete or estimate and to pay for line grantes made proper public officers or securing statements pursuant to the Uniform Computs. A To complete or estimate and statements pursuant to the Uniform Computs. To complete or estimate and to pay for line grants and property if the beneficiary and y for line grants and property if the beneficiary may require and to pay the other and and property if the secure made and profile the feature and property if the secure the functions and restrictions all the avertices and the feature and profile the feature a

cial. Code as the beneficiary may require and to pay for filing same in Aero proper public office or offices as well as the cost of all the searcher made of by filing officer or searching agencies as may be deemed desirable by this beneficiary. To provide and continuously maintain insurance on the public filing acceptable on the said-permises against loss or dense by fire. The or or hereafter-erected on the said-permises against loss or dense by fire in an such other hards as the beneficiary may for time 19 at the pattern in an amount not less than 5 the beneficiary may for time 19 at the pattern in an amount not less than 5 the beneficiary may for time 19 at the pattern in an amount not less than 5 the beneficiary with loss payable to the beneficiary policies of insurance that it of the beneficiary at more and to do it the grator shall be delivered to the beneficiary at more and all do it the grator shall be delivered to the beneficiary at more and anount po-tion of any policy of insurance how or, hereafter placed on der as beneficiary carry upon any increase of the same at grator is et applied by benefi-collected under any brite or other insurance policy may be and out as buildings, the beneficiary in any brite or other the same at grator is et applied by benefi-cal dong prown any default or notice. The advertised on the second the same second or release shall any part there is such notice. The same main and other charges that may be levied, or assessed is and afficient by the release that may be levied for assesses the of agains and other charges that may be levied for assesses therefor charges become part due or delinquent and perpayment of any taxe, assess to be direct payment or by providing beneficiary with lunds with which to brake usch payment or by providing beneficiary with lunds with which to brake such payment or by providing beneficiary of the doliver ecception, with the obligation derived and the amount so paid, with interest each or and payment of any taxe, assesses and the endproy rights ari

decree of the trial court drantor further adrees to pay such sum as the appellate court shall adjudge 'reasonable, as the beneliciary's or trustee's start reasonable, as the beneliciary's or trustee's start reasonable or condemnation, beneliciary shall be taken the taken that the start reasonable court required that all or any portion of the moment required as compensation to be part attempt of the start required to pay all reasonable courts, the proceedings, shall be part or the independence of the start reasonable courts and proceedings, that be part or the independence of the start reasonable courts and the storter of the start of the start reasonable courts and the storter of the start reasonable courts and the storter of the start of the start of the start reasonable courts and the storter of the start reasonable courts and the storter of the start reasonable courts and the start of the start reasonation of the start of the start reasonable

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or, savings and loan association authorized to do business under the lows of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrew agent licensed under ORS 696.505 to 696.585.

wave any default or notice of default hereunder or invalidate any act done pursuant to such notice. 12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, the beneliciary may declare all sums secured hereby immediately due and payable. In such an greent the beneliciary with his election may proceed to foreclose this trust deed invertiement and sale. In the latter event motion of default and his election invertiement and sale. In the latter event, notice of default and his election to sell, whereupon the trustee shall be beneliciary or the trustee shall advertiement and sale. The latter event notice of default and his election the said described real, property to satisfy the obligations secured to sell the said described real, property to satisfy the obligations secured in the said described real, property to satisfy the obligations secured in the said described real, property to satisfy the obligations secured in the said described real, property to satisfy the obligations secured in the beneficiary of the brank and and the toreclose this trust deed in the manner provided in ORS 86.740 to 86.795. 13. Should the beneficiary or to live days before the date set by the trustee for the trustee's safe, the grantor or other person so privileged by trustee lor the trustee's safe, the foreclose and altorny's feen not even obligation secured thereby (including costs and expenses in innerest, respec-ORS 86.760, may into the beneficiary or his successors in morest, respec-vers differed monts provided by law) other than such and attorny's feen not ex-rendering the terms of the obligation and truster's and attorny's term of even receding the anounts provided by law) other than such portion of the prive the default, in which event all foreclosure proceedings shall be dismissed by the frustee. ceeding the amounts of cipal as would not the the default, in which the trustee.

the delault, in which event all loreclosure proceedings shall be dismissed by the trustee. 14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which said sale may be postponed as in separate parcels and shall sail the parcel or parcels at in one parcels at the sale shall be held on the date and at the time and such the bighest bidder for cash, payable at the parcel or parcels at shall delive to the purchaser its deed in form as required by law conveying shall delive to the purchaser its deed in form as required by law conveying of the recitals in the deed of any matters of lace shall be conclusive proof the grantor and beneficiary, may purchase at the sale storm, the proceeds of sale to payment of (1) the expanse of sale, frustee storm, (2) to the obligation secured by the trust edd, the trust es altorny, (2) to the obligation secured by the trust edd, the trust es altorny, (2) to the obligation secured by the trust edd, the trust are stored as their interests may appear in the order of their priority and (4) to such are such as their interests may appear in the order of the interest of the trust and the first of the granter of the first end the successor in interest entitled to such are the such as the store of the successor in interest entitled to such are the successor in interest entitled to such as the successor in interest entitled to such any appear in the subsequent con the interest of the proverse of the successor in interest entitled to such any appear in any, to the granter or to his successor in interest entitled to such any appear in the order of the successor in interest entitled to such any appear in the subsequence of the interest of the successor in interest entitled to such any appear in the subsequence of the interest of the successor in interest entitled to such any appear in the order of the interest entitled to such any appear in the subsequence of the interest entitled to such any interest entitle descuences of the su

surplus, if any, to the grantor or to his successor in interest entitled to such surplus. 16. For any reason permitted by law beneliciary may from time to time appoint a successor is only trustee named herein or to any lime appoint a successor is uncertained by law beneliciary may from time to successor trustee appointed hereunder. Upon such appointment, and without successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor fusiee, the latter shall be vasted with all still, conveyance to the successor fusiee, the latter shall be under appointed hereunder, secured by beneliciary, containing reference of this trust deed instruments ascuted by beneliciary, containing reference of the county and its place of record, which, when recorded in the office of the County and its place of record, which, when recorded in the successor fusiee, shall be conclusive proof of proper appointment of the successor fusies of the successor fusie accepts this first 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. ahall be a party unless such action or proceeding is brought by trustee.

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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 they are lawfully selzed in fee simple of said described property and have a valid, unencumbered stitle therets. . Subast box sublid continued from front side - legal description: a Granes & slill Taliaori accession from the Northern lot line. Utility essements as delinested in the dedication of plat along the 3. Southern, Western and Eastern 8 feet. The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are: 111900 This deed applies to, inures to the benelit of and binds all parties hereto, their heirs, legatees, devisees, administrators, execu-tors, personal representatives, successors and assigns. The term beneliciary, 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 teminine and the neuter, and the singular number includes the plural. PUCPOSES. 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; [], warranty [a]; is applicable, and the beneficiary is a creditor as such word is defined in the Truth-In-Lending Act, and Regulation Z; the Cardone Ralph

beneficiary MUST comply with the Act and Regulation by making "regulated CE123 5112 21123 2112 disclosures; for this purpose, if this instrument is to be (of FIRST lien to findine) a 2 1 . 0 (212) for a dwalling, use Stavens-Ness Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, or is not to findine the purchase of a dwalling use Stavens-Ness Form No. 1306, or equivalent; if this instrument is not required, disregard this notice; and to find the purchase with the Act is not required, disregard this notice; a construction of a construction of a dwalling use Stavens-Ness Form No. 1306, or equivalent. If this instrument is not construct the purchase with the Act is not required, disregard this notice; a construction of a construction of a dwalling use Stavens-Ness Form No. 1306, or equivalent. If this instrument is not constructed, disregard this notice; a construction of a con

Klamath 10-January b/ manning in 19781 19881 199 a resonally appeared dants of charan stranger with the land VISUOS diver bin sub "who, each being first Personally appeared the above named £8 at 313. 9313332 SCI-1 TonRalpho,J., Cardone, and a pored balance of Ro. Samplers duly sworn, did, say that the former is the president and that the latter is the wendy Standone, mhusband backedo secretary of and wife - Anter a state and a state of the state of and the above description of the not control being the associated by the ast torograd anisoto to ha a corporation, and that the seal allixed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed and 16 balking sal or tas il tob onn wealed in behalt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and ded. nd acknowledged the foregoing instruvoluntary act and de an of Appthelt / ritir and

i Lesiguenie etero lie anti Before me: Be Also detter aberto antinitino , and 1.00.22 COFFICIAL SEAL Ontrine Notary Public for Oregon (OFFICIAL Notary Public for Oregon testate incosting all years and second a unider as My commission expires: 5-6-84 My commission expires: ernement midnight elementative ten eleven at .... tion contraction b lasurable wirden a menueville albertan "TT0"

AND ANTINATION FOR FULL RECONVEYANCE terret class, with loss present 5.24 6 bas. NEW. internation 30 15. 18. when obligations have been 510 1011 14 115. 75.47 41. 11. initia Te be used An timeta Trustee 10

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 part and satisfied. You hereby are directed; on payment to you of any sums owing to you under the terms of said trust deed on 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

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