together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise in for hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connectivith said real estate.

The purpose of securing performance of each agreement of grantor herein contained and payment of the support of the

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sold, conveyed, assigned or alienated by the grantor without lirist then, at the beneficiary's option, all obligations secured by this institute the property in the standard of the standard

(a) consent to the making of any map or plat of said property; (b) join in any stanting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or thereof; (d) reconvey, without warranty, all or any part of the property. The thereof; (d) reconvey are may be described as the "person or persons grantee in any reconveyance may be described as the "person or persons of the conclusive proof of the truthfulness therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustee's less for any of the services mentioned in this paragraph shall be not less than \$5 services mentioned in this paragraph shall be not less than \$5 services mentioned in this paragraph shall be not less than \$5 services mentioned in this paragraph shall be not less than \$5 services mentioned in this paragraph shall be not less than \$5 services mentioned in this paragraph shall be not less than \$5 services may any destine without regard to the adequacy of any security of the indebtedness hereby secured, enter upon and take possession of said properties or any part thereof, in its own name sue or otherwise collect the rent, issues and prolits, including those past due and unpaid, and apply the same, respectively of the proceed of the property of the proceed of the rent, issues and prolits, or the proceed of the and the insurance policies or compensation or awards for any taking the reads of the property, and the application or release thereof as aloresaid, the death or notice of default be resulted or insufficial any act done pursuant to such notice.

12. Upon default by grantor in payment of any indebtedness secured between the consequence of the proceed of the pro

waive any delault 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 beneficiary may declare all sums secured hereby immediately due and payable. In such an declare all sums secured hereby immediately due and payable. In such an declare all sums secured hereby immediately due and payable. In such an declare all sums secured hereby immediately due and payable. In such an declare all sums secured hereby in equity as a mortgage or direct the fustee to foreclose this trust deed yin equity as a mortgage or direct the fustee to foreclose this trust deed in devertisement and sale. In the latter event the beneficiary or the trustee shall avertisement and his election secured the said described real property to satisfy the obligations secured to sell the said described real property to satisfy the obligations secured thereby as then required by law and proceed to foreclose this trust deed in the said that any time prior to live days before the date set by the trustee for the trustee's sale, the grantor or other person so privileged to the trustee's sale, the grantor or other person so privileged yield only to the beneficiary or his successors in interest, respectively, the entire amount then due under the terms of the trust deed and thereby (including costs and expenses actually incurred in obligation secured thereby (including costs and expenses actually incurred in obligation secured the obligation and trustee's and attorney's lees not enforcing the aemounts provided by law) other than such portion of the princeding the amounts provided by law) other than such portion of the princeding the amounts provided by law) other than such portion of the princeding the semants provided by law) other than such portion of the princeding the semants provided by law) other than such portion of the princeding the semants provided by law) other than such portion of the prince

the default, in which event all foreclosure 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 place designated in the notice of sale or the time to which said sale may place designated in the notice of sale or the time to which said sale may be postponed as provided by law. The trustee may sell said property either in one parcel of the property either to the parcels and shall self the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. Truste shall deliver to the purchaser its deed in form as required by law conveying shall deliver to the purchaser its deed in form as warranty, express or imported to the property of the proper

surplus. If any, to the grantor or to his successor in interest entitled to such surplus.

16. For any teason permitted by law heneliciary may from time to time appoint a successor or successors to any truster natural herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall vested with all title, conferred upon any trustee herein named or appointed powers and auties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitutions all be made by written distributions of the control of countries which the property is situated, clerk or Recorder of the country or countries not the successor trustee.

17. Trustee accepts this trust 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 obligated to motify any party hereto of pending sale under any other deed of shall be a party unless such action or proceeding is brought by trustee.

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 escrow agent licensed under ORS 693.505 to 693.585.

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 it grantor is a natural person) are for business or commercial purposes other than agricultural

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 as 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, or 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. GARY I DALE LAWRENCE MARGARET ANN LAWRENCE (If the signer of the above is a corporation, use the form of acknowledgment opposite.) (ORS 93.490) STATE OF OREGON. STATE OF OREGON, County of ... County of DESCHUTE DEC. 19 , 1981 Personally appeared Personally appeared the above named GARY DALE LAWRENCE andwho, each being first duly sworn, did say that the former is the MARGARET ANN LAWRENCE president and that the latter is the..... secretary of and acknowledged the loregoing instrua 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. and acknown voluntary act and deed. Betore me Before me: and Motary Public for Oregon Notary Public for Oregon E OF My commission expires: 6 -10-87 (OFFICIAL SEAL) My commission expires: REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said

TO:

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

DATED:

Beneticiary

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. goduckt headou.

UPACH' COORDING TO STATE OF OREGON,

TRUST DEED 313

GARY DALE LAWRENCE

MARGARET ANN LAWRENCE

KENNETH D. STEVENS

PATRICIA A. STEVENS

Beneticiary

ECORDING RETURN TO

SPACE RESERVED FOR

RECORDER'S USE lia 1999 beridak

MISS WELL

Ecor. (4) sug tor mast County of Klamath ss. I certify that the within instru-

ment was received for record on the at.10:22 ... o'clock A.M., and recorded in book/reel/volume No...M82.....on page. 1286 or as document/fee/file/ instrument/microfilm No.8772....., Record of Mortgages of said County.

Witness my hand and seal of THE County affixed.

B_{iehn} County Clerk Fee \$8.00