6. 0. Box 497 ceaybon, Oregon 97383 .	TRUST DEED 21st day of January	
THIS TRUST DEED, made this	H. BAKER, husband and	wife, as Trustee, an
s Grantor, Neal Hot Bell: PACIFIC WEST MORTGAGE CO.,	an Oregon corporation.	

as Beneficiary, nerget 197

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property A tract of land in Lot 2, Section 3, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, de-

BEGINNING at a point which is North 89°52' West 1608.35 feet South 1°13' West 1055.13 feet, and North 88°47' West 240 feet from the Northeast corner of Section 3, Township 37 South, Range 14; thence South 1°13' West 120 feet; thence South 88°47' East 37.07 feet; thence North 26°14' East 132.42 feet; thence North 88°47' West, 93.07 feet to the POINT OF BEGINNING.

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 rents, issues and profits thereof and all tixtures now or hereafter attached to or used in connection with said real estate.

SOURCE FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the

THREE THOUSAND EIGHT HUNDRED AND NO/100----

Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if

note of even date herewith, payable to beneticiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable.

February 4, 1987.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary. Sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary. It is not currently used for agricultural, irrespective of the maturity dates expressed therein, shall become immediately due and payable.

The chove described real property is not currently used for agricultural, timber or grazing purposes.

sold, conveyed, assigned or alienated by the grantor without lirist then, at the beneficary's option, all obligations secured by this instr. then, at the beneficary's option, all obligations secured by this instr. The above destribed real property is not currently used for agricultur. To protect, preserve and maintain said, property in good condition and repair; not to remove or demolish and publication composed and repairs into the remove or demolish and publication composed and repairs into the remove or demolish and publication composed and workmanlike.

1. To complet the moreovenent which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred attentions, covenants, conditions and restrictions allectioning statements pursuant to the Uniform Committee of the publication of the conditions, covenants, conditions and restrictions allectioning statements pursuant to the Uniform Committee of the publication of the conditions and restrictions allectioning statements pursuant to the Uniform Committee of the publication of the conditions and restrictions allectioning may require and to pay to lien searches made possible officer or differs, as well as they be demend desirable by the publication of the said presents after the thing of the publication of the said presents after the uniform committee of the said presents after the uniform committee of t

(a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge subordination or other agreement affecting this deed or the lien or charge subordination or other agreement affecting this deed or the lien or charge subordination or other agreement affecting this deed or the lien or charge subordination or other agreement affecting this deed or the lien or charge subordination or other agreement, and the property. The thereof, the control of the property of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent adequacy of any security for pointed by a court, and without regard to the adequacy of any security for pointed by a court, and without regard to the adequacy of any security for pointed by a court, and without regard to the agency of any security for pointed by a court, in its own name sue of otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, issues and profits including those past due and unpaid, and apply the same, issues and profits of the proceeds of lire and other news to such rents, issues and profits, or the proceeds of lire and other insurance policies or compensation or awards for any taking or damage of the insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aloresaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

waive any default or notice of default hereunder or invalidate ony 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 hereby or in his performance of any agreement hereunder, the beneficiary may hereby immediately due and payable. In such an declare all sums secured hereby immediately due and payable. In such an declare the truste secured to foreclose this trust deed event the beneficiary at his election may proceed this trust deed by in equity as a mortsage or direct the trustee to foreclose this trust deed advertisement and sale. In the latter event the beneficiary or the trustee shall advertisement and sale. In the latter event the beneficiary of the said described real property to satify the obligations secured to self the said described real property to satify the obligations secured thereby, whereupon the trustee shall fix the time and place of sale, give notice thereon as then required by law and proceed to foreclose this trust deed in the nature provided in ORS 86.740 to 86.795.

13. Should the beneficiary elect to foreclose by advertisement and sale then after default at any time prior to live days before the date set by the trustee of the trustee's sale, the grantor or other person so privileged by trustee for the trustee's sale, the grantor or other person so privileged by truste for the trust event of the terns of the trust deed and the tively, the entire amounts provided by law) other than such portion of the princeding the terms provided by law) other than such portion of the princeding the terms provided by law) other than such portion of the princeding the terms of the bed of the bed on the default, in which event all toreclosure proceedings shall be dismissed by the trustee.

14. Otherwise, the sale shall be held on the date and at the time and the princed the street of the sale shall be held on the date and at the time and the sales and the sales and the sales and th

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 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 on the property of the property of sale of the sale sale in form as required by law conveying shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or implicitly the property of sale by the property of sold, but without any covenant or warranty, express or implicitly the property so sold, but without any covenant or warranty, express or implicitly the property of sold, but without any covenant or warranty, express or implicitly the property of sold, but without any covenant or warranty, express or implicitly the property of sold, but without any covenant or warranty, express or including the framework of the property of the framework of the successor trustee, the latter shall be vested with all title, conveyance to the successor trustee, the latter shall be vested with all title, conveyance to the successor trustee, the latter shall be wested with all title, conveyance to the successor trustee, the latter shall be vested with all title, conveyance to the successor trustee, the latter shall be vested with all title, conveyance to the successor trustee, the latter shall be vested with all title, conveyance to the successor trustee, the latter shall be vested with all title, conveyance to the successor trustee, the latter shall be wested with all title, conveyance to the county of counti

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 sovings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real sovings and loan association authorized to do business under the laws of Oregon or the United States or any agency thereof, or an escrow agent licensed under ORS 6%,505 to 696,585.

1449 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 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. (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 Stamath County of farment 25, 19 82 Personally appeared Jim O. B Personally appeared the above named Jim O. mary Baker, Sr. and Mary H. Baker, H. Bake husband and wife president and that the latter is the a corporation, and that the soal allixed to the livegoing instrument is the corporate seal of said corporation and that the institution 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 art Before me: and acknowledged the loregoing instrument to be their voluntary act and deed. Before me: (OFFICIAL SEAL) Jeena Car (OFFICIAL SEAL) Notary Public for Oregon Notary Public for Oregon J My commission expires: My commission expires: 5-18-84 EBENEE A REQUEST FOR FULL RECONVEYANCE POR THE 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 trust deed have been tully 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 bytyou under the same. Mail reconveyance and documents to DATED: , 19 EAGE 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. Beneficiary SE section 3, nown the 37 games wall to TRUST DEED TE MOREN SECTION SE STATE OF OREGON, E SIG COMMEA OF REPORTED County of Klamath I certify that the within instru-ment was received for record on the 4 day of February 1982, Jim O. Sr. and Mary H. Baker, husband & wife..... at 3:37 o'clock P. M., and recorded SPACE RESERVED page. 1448 or as document/fee/file/ Record of Mortgages of said County. Beneficiary

County affixed.

AFTER RECORDING RETURN TO

Pacific West Mortgage Co

Stayton, Öregon 97383

P. O. Box 497

#32,652 € 7

Witness my hand and seal of

Evelyn Bidhn county Clerk

\$8.00