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TRUST Mediford Oregon Grantor ("Owner"): The Rammant Church of Informed Christians, by Michel Benjamins, Minister _ , 19 _82 Trustee. The Bank of Milwaukie, 10955 S. E. Main Street, Milwaukie OR 97222 Beneficiary ("Lender"): U.S. CREDITCORP, an Oregon Corporation, Medford Address: 259 Bathell Road, Sulte 1, Medford OR 97501 VITIAL 砂 Owner irrevocably irants, bargains, sells and conveys to Trustee, in Trust, with power of sale, the following "Property" in , bargains, sells and conveys County, State of <u>Oregon</u> erected thereon: -----, including all improvements now and hereafter All that portion of TRACT 31 of LANDIS PARK, lying Northerly of the U.S.R.S. 64191-90 F-7 Lateral as now constructed, according to the official plat thereof on Chines on file in the office of the County Clerk of Klamath County, Oregon. TOLOG 00 2 References in the second se A-ALA IZO HUUH 國國為 國和自治國家 and the structure of some structure of the structure of t E. Confirme oinvitat avi · · · · nur Russellen nis staan (1994) (sa 1 to dure and the set of its Hot set of the later states and the set of the Historica in the transmission Provide Strategy The Property is not currently used for agricultural, timber or grazing purposes. 신문공장

2: This Deed of Trust ("Trust Deed") secures the repayment of all amounts owed on a loan evidenced by a promissory note ("Note") signed by The Remant Church of Informed Churchstians, by Michel Benjamins evidenced by a promissory note ("Note") of the available to Lender. The Note Lender may without notice renew or extend the Note, and this Trust Deed shall secure all such extensions and renewals, whether or not the extensions and renewals are longer than the original period of the Note.

3.3. Owner agrees to perform a lacts necessary to insure and reserve the value of the Property and Lender's interest in it, includpreserve the value of the property and render's interest in it, includ-ing but not limited to the following acis: 3.1 Owner will keep the property in good condition and repair. Unless Lender expressly wrives the requirement in writ-

and also against all other risks as Lender may lawfully requirement of writ-and also against all other risks as Lender may lawfully require. The amount of insurance must be enough to pay 100% of any loss, up to the balance owed on the loan, despite the effect of any co-insurance Clause: Owner Will provide Lender with p oot of such insurance satisfactory to Lender. Lender may examine and inspect the Property at arv time. Down

me 3.2. Owner will not sell or o therwise transfer any inter-do co t without Lender's written ast in the Property, or offer to do so, without Lender's written 3.3 Owner: will pay all taxis, essessments, liens, and

other encumbrances on the Property which might take priority over 4

If Owner fails to perform any of the agreements made in 4. If Owner fails to perform any cit the agreements mattern Section 3, Lender may pay for the performance of the agreements and add the cost to the Loan Amount, on which interest is calculated. Owner will pay Lender the costs immediately or in increased pay-ments, whichever Lunder domands, 514 - 5. The following are events of default under this Trust Deed :

5.1 The promised payment in nounts on the Note (are not paid by the promised payment dates, or there is a failure to per-

5.2 Owner fails to perform any of the agreemonts made in Section 3 whether or not Lender has paid for the performance of the agreement. 5.3. There is a default under any other agreement that

Secures the Note: 一种 然后 臣 It mocastinger we

Any signer of this Trust Deed or any signer of the 5.4 Note misrepresented or faisified any material fact in regard to either the Property, the financial condition of any signer of the Note or any guarantor or sulety for the Note, or the application for the loan

1482 Page 3789

5.5 The Property is damaged, destroyed, sold, levied upon, seized, attached, or is the subject of any foreclosure action. 5.6 Any signer of this Trust Deed, any signer of the Note, or any guarantor or surety for the Note, becomes insolvent, makes an assignment for creditors or is the subject of any bank-

5.7 Any partnership or corporation that has signed the Note or this Trust Deed, or is a guarantor or surety for the Note,

After default, Lender may take any one or more of the following actions at Lender's option, without notice to Owner: Lender may continue to charge interest on the

unpaid Loan Amount at the rate(s) of interest specified in the Note. 6.2 Lender may declare the entire unpaid amount owed

on the loan, including interest, to be due and payable immediately. 6.3 Lender may, with respect to all or any portion of the Property, exercise the right to foreclose this Trust Deed.

6.3.1 In accordance with applicable law, Lender may proceed to foreclose this Trust Deed by advertisement and sale, or fareclose this Trust Deed by suit in equity in the manner provided by law.

6.3.2 If Lender forecloses by advertisement and sale, Lender or the Trustee shall execute and record its written notice of default and its election to sell the Property to satisfy the amount owed on the Note, whereupon the Trustee shall fix the time and place of sale, give notice thereof, and otherwise proceed to foreclose this Trust Deed by advertisement and sale in the manner provided by applicable law, any of Aq ₹ 25 ag sta

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6.3.3 If proceedings are commenced to foreclose this Trust Deed by advertisement and sale then, at any time prior to five days before the date set by the Trustee for the Trustee's sale; the Cirantor or other person so privileged by applicable law may pay to Lunder the entire amount then due under the terms of the Note and this Trust Deed, other than such portion of the principal as would not then be due had no default occurred, and thereby cure the default, in which event all foreclosure proceedings shall be dismissed by the Trustee.

(C)甘草

6.3.4 If Owner fails to cure the default as provided in 6.3.3 above, the Trustee may sell the Property either in one parcel or in separate parcels and shall sell the parcet or parcels at auction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the Property so sold, but without any covenant of warranty, express or implied. Any person, excluding the Trustee, but including Owner and Lender, may purchase at the sale. 6.4 Lender may, by agent or by court-appointed re-

6.4 Lender may, by agent or by sourt-appointed receiver, enter upon, take possession of and manage the Property, and collect the rents from the Property, provided the Property is not then the farm lands or homestead of Owner. Lender shall be entitled to appointment of a receiver, whether or not the apparent value of the Property acceeds the amount that is owed on the Note and this Trust Deed. The receiver shall serve without bond if the law permits it.

6.5 Owner will be liable for all cost; and disbursements Lender may be entitled to by law in connect on with any action, suit, or proceeding to collect any amount owner twes, or to foreclose upon the Property.

upon the Property. 19 19 10 6.6 "If Lender lefers the Note or this Trust Deed to a lawyer who is not Lender's salaried employee, Owner will pay Lender reasonable fees that Lender actually pays the lawyer, including any for appeals:

6.7 Prior to a sale of the Property by the Trustee or a sale under a judicial foreclosure. Lender may sue for and recover from Borrower the amount owing under the Note.

7.3 The rights of Lender under this Trult Deed are in addition to Lunder's rights under any other agreements or under the law; Lender may use any combination of those rights.

INDIVIDUAL ACKNOWLEDGMENT

County crit

Before rre:

The uncersigned is the holder of the note or notes secured by thi secured by this Deed of Trust, have been paid in full. You are he delivered hereby, and to reconvey, without with the state

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My commission expires:

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notices that	t are required	by law and	I cannot be	given up b	y Owner.
Any notice	Lender must	give to Own	er will be co	onsidered gi	ven when
mailed to (Owner at the a	address state	d in this De	ed of Trust	. Except
in situatio	ns for which	a longer n	otice period	l is specific	cally pro-
vided by la	w, Owner agro	ees that 10 c	lays notice i	is reasonabl	e notice.
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9. Lender may require Owner to perform all agreements precisely and on time, even if Lender may at other times have given Owner extra time or may not have required precise performance.

10. When all sums secured by this Trust Deed are paid Lender shall request Trustee to reconvey the Property to Owner. Trustee shall reconvey the Property without warranty and without charge to the person legally entitled thereto. However, such person shall pay all fees for filing the reconveyance.

11. If all or any part of the Property is condemned, Lender may at its election require that all or any portion of the net proceeds of the award be applied on the Note. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses and attorneys' fees necessarily paid or incurred by Owner and Lender in connection with the condemnation. If any proceedings in condemnation are filed, Owner shall promptly take such steps as may be necessary to defend the action and obtain the award.

BY: Mic	bel Ben	Carrier and the second s	<i>fanni</i> Minister	8	
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County of	Jacks March) 55) 1	9 <u>82</u>	
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Date After; re:onveyance, please, send all documentations	n 10;	U.S.Creditcorp. by
		THIS STATE OF ORERED RDER'S USE
	Grantor	n this <u>" 26 day of _ March _</u> A.D. 19 <u>_82</u>
	Beneficiary	oclock _ P_ M, and duly recorded in Vol1 82_ofMt.ge oge_3789
After recording return to 1	El Barnard Ad.S	EVELYN BIEHN, County Clerk

REQUEST FO