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V-1	12006	TRUST DEED	MAY PARTER YAM	82, between
	12006 THIS TRUST DEED, made to RICHARI	hisday of D.A. PICKETT II and JANE husband and wife	A HARKINS	, as Trustee, and
as G	THIS TRUST BE RICHARD RICHARD KLAMATI rantor, SOUTH	H_COUNTY_TITLE_COMPANY VALLEY_STATE_BANK	1 6.10 776	
		THE		a take property

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property as Beneficiary, inKLAMATH......County, Oregon, described as:

Lot 6 in Block 7 of Tract No. 1003 known as Third Addition to Moyina, according to the official plat thereof in the office of the County Clerk of Klamath County, Oregon.

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 fixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PHENOE SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of

sold, conveyed, assigned or aliented by the grantor without first part the beneficiary's option, all obligations secured by this instrument is the beneficiary's option, all obligations secured by this instrument, shall become immediately due and payable.

To protect the security of this trust deed, grantor agrees:

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and repairing permit any waste of said and said property in cool condition.

To complex or green waste of said and said property in cool and the said and the said and the constitution of the said and the said and the constitution of the said and the

(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 restriction thereon; (c) join in any restriction thereon; (d) reconvey, without warranty, all or any part of the property. The thereof; (d) reconvey, without warranty, all or any part of the property. The thereof; (d) reconvey ance may be described as the "person or persons grantee in any reconveyance may be described as the "person or persons to the property of the property 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 notine without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue or otherwise collect the rents, including those past due and unpaid, and apply the same, results and profits, including those past due and unpaid, and apply the same, and profits, including those past due and unpaid, and apply the same, and profits, including those past due and unpaid, and apply the same, and profits including those past due and unpaid, and apply the same ney's fees upon any indebtedness secured hereby, and in such order as beneficiary may determine.

11. The entering upon and taking possession of said property, the 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 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 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 property, and

waive 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 feelby or in his performance of any agreement hereunder, the beneficiary may hereby or in his performance of any agreement hereunder, the beneficiary may secured hereby immediately due and payable. In such an in equity as a mortgage or direct the trustee to foreclose this trust deed by in equity as a mortgage or direct the trustee to foreclose this trust deed by any control of the said described real property to satisfy the obligations secured to sell the said described real property to satisfy the obligations secured hereby, whereupon the trustee shall fix the time and place of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the nature default at any time prior to five days before the date set by the then after default at any time prior to five days before the date set by the trustee for 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 trustee for the trustee's sale, the grantor or other person so privileged here the terms of the obligation secured thereby (including costs and expenses actually incurred in obligation secured thereby (including costs and expenses actually incurred enforcing the terms of the obligation and trustee's and attorney's less not enforcing 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 amounts 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 amounts provided by law) other than such portion of the princeding the amounts provided by law) other than such portion of the princeding the amounts which event all toreclosure proceedings shall

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 be postponed as provided by law. The trustee may sell said property either in one parcel or in separate parcels and shall sell the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. Trustee may shall deliver to the purchaser its deed 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 important the trusteus of the truthfulness thereof. Any person, excluding the trustee, but including of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, in shall apply the proceeds of sale to payment of (1) the expenses of sale, in stories, (2) to the obligation secured by the trust deed, (3) to all persons attorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trustee and set their interests may appear in the order of their priority and (4) the deed as their interests may appear in the order of their priority and (4) the surplus, it any, to the grantor or to his successor in interest entitled to such surplus.

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

16. For any reason permitted by law beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any trustee paper of the successor trustee. Upon such appointment, and without somewards of the successor trustee, the latter shall be vested with all title powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, containing reference to this trust derd instrument executed by beneficiary, containing reference to this trust derd instrument executed by beneficiary, containing the trust of the County of the successor trustee. The conclusive proof of proper appointment of the successor trusteed shall be conclusive proof of proper appointment of the successor trusteed.

17. Trustee accepts this trust when this deed, duly executed and convenience of the control of the successor 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 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 Bur, a bank, trust company or the United States, a title Insurance company authorized to insure title to real or sovings and loan association authorized to do business under the laws of Oregon or the United States, a title Insurance company authorized to do business under the laws of Oregon or the United States, a title Insurance company authorized to do business under the laws of Oregon or the United States, a title Insurance company under ORS 696.505 to 696.505.

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 purposes. to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, execu-

This deed applies to, inures to the benefit of this ors, personal representatives, successors and assigns. The te contract secured hereby, whether or not named as a beneficia asculine gender includes the teminine and the neuter, and	the singular number include	s the plural.	
IN WITNESS WHEREOF, said grantor has	hereunto set his hand th	ne day and year first above	written.
* IMPORTANT NOTICE: Delete, by lining out, whichever warranty not applicable; if warranty (a) is applicable and the beneficiary	(a) or (b) is is a creditor lation Z, the	D A PICKETT II	
as such word is defined in the treat and Regulation by make peneficiary MUST comply with the Act and Regulation by make disclosures; for this purpose, if this instrument is to be a FIRST like the purchase of a dwelling, use Stevens-Ness Form No. 1305 to if this instrument is NOT to be a first lien, or is not to finance of a dwelling use Stevens-Ness Form No. 1306, or equivalent. with the Act is not required, disregard this notice.	en to finance or equivalent; JANE A the purchase	HARKINS INC. A. Ho	ukus
(If the signer of the above is a corporation,	93.490}	and the second s	
STATE OF OREGON,	STATE OF OREGON, Co	ounty of) ss.
County of KLAMATH 3ss. MAY 14 , 19 82	Personally appeared	d	and
Possenally appeared the above named	duly ever did say that ti	he former is thewho,	each being man
RICHARD A PICKETT II JANE A HARKINS	president and that the la	tter is the	
ment to be place the foregoing instru- ment to be voluntary act and deed.	corporate seal of said cor	he seal affixed to the foregoing poration and that the instrume orporation by authority of its l wledged said instrument to be	board of directors;
COFRICIAL SILL ATTE MIT & MAUMIN	Notary Public for Oregor	7	(OFFICIAL
Notary Hublic for Oregon Notary Hublic for Oregon My commission expires: 12-11-84	My commission expires:		SEAL)
6.0± 0			
The undersigned is the legal cwner and holder of a trust deed have been fully paid and satisfied. You hereby said trust deed or pursuant to statute, to cancel all evic herewith together with said trust deed) and to reconvey, to estate now held by you under the same. Mail reconveyant	ill indebtedness secured by the yare directed, on payment to dences of indebtedness secure without warranty, to the par-	ed by said trust deed (which a ties designated by the terms of	re delivered to you
estate now held by you under the same.	en de la companya de La companya de la co	and the second of the second o	
DATED: , 19	•		****
C		Beneficiary	
Do not lose or destroy this Trust Doed OR THE NOTE which it s	acures. Both must be delivered to the	trustee for cancellation before reconvey	ance will be made.
TRUST DEED	logo knomi as ibird - thereof in the obt	ment was received f	the within instru or record on th
A CHANGE	SPACE RESERVED	at 3:18o'clockP.	M., and recorde No. MB2
Grantor Grantor	FOR RECORDER'S USE	page 6390or as cinstrument/microfil	locument/tee/tile
STRUCTURE CONTRACTOR C	Maria de Sala de Calenda Maria de Calenda de Ca Maria de Calenda de Cal	Record of Mortgages	s of said County hand and seal o
Beneticiary AFTER RECORDING RETURN TO	TOKEL TO THE SPACE	County affixed.	
Loute Valley State Bond, P.O. Box 5210		Evelyn Biehn	County Cle
The second states		Bylonellice	Depu

\$8.00

Klamathalls. Orgil.

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