Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the propertyCounty, Oregon, described as:

Lots 27 thru 35 inclusive, Block 10, Industrial Addition to the City of Klamath Falls, Klamath County, Oregon, EXCEPT THAT PART DESCRIBED AS FOLLOWS: Beginning at the NE corner of said Lot 35 and running thence South 55° 31' East along the West line of corner of Said Lot 35 and running thence South 55 31 tast along the West line of East Main Street a distance of 16.46 feet to a point on said West line of East Main Street; thence North 73° 05' West a distance of 31.38 feet to a point on the South line of Main Street; thence North 90° 21' East a distance of 16 Ac foot to the south line of Main Street; thence North 90° 21' East a distance of 16 Ac foot to the south line of Main Street; thence North 90° 21' East a distance of 16 Ac foot to the south line of Main Street. Street; thence North /3 up west a distance of 31.38 feet to a point on the South line of Main Street; thence North 89° 21' East a distance of 16.46 feet to the point of line of Main Street; thence North 89° 21' East a distance of 16.46 feet to the point of line of Main Street; thence North 89° 21' East a distance of 16.46 feet to the point of line of Main Street; thence North 89° 21' East a distance of 16.46 feet to the point of line of Main Street; thence North 89° 21' East a distance of 16.46 feet to the point of line of Main Street; thence North 89° 21' East a distance of 16.46 feet to the point of line of Main Street; thence North 89° 21' East a distance of 16.46 feet to the point of line of Main Street; thence North 89° 21' East a distance of 16.46 feet to the point of line of Main Street; thence North 89° 21' East a distance of 16.46 feet to the point of line of Main Street; thence North 89° 21' East a distance of 16.46 feet to the point of line of Main Street; thence North 89° 21' East a distance of 16.46 feet to the point of line of Main Street; thence North 89° 21' East a distance of 16.46 feet to the point of line of Main Street; the line of Main Street is the line of Main Street in the line of Main Street time or main Street; thence North 89° 21° East a distance of 10.40 feet to the point of beginning, enclosing an area of 77.82 square feet, all of said Lots being in Block 10, beginning, enclosing an area of 11.82 square reet, all of said Lots being in Block 10, of Industrial Addition to the City of Klamath Falls, Oregon, as shown by the recorded plat of said Addition in the County of Vismath State of Oregon plat of said Addition, in the County of Klamath, State of Oregon.

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or herealter appertaining, and the rents, issues and prolits thereof and all fixtures now or herealter attached to or used in connection with said real estate. rogeries with an appertaining, and the rents, issues and profits thereof and all lixings and payment of the now or hereafter appertaining, and the rents, issues and profits thereof and all lixings and the rents of the row or hereafter appertaining, and the rents, issues and profits thereof agreement of grantor herein contained and payment of the row with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the row with said real estate.

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Dollars with interest thereon according to the terms of a promissory payment of the said real estate.

sum of (\$30,000.00) Dollars, with interest thereon according to the terms of a promissory mote 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 beneficiary or order and made by granter, the final payment of principal and interest hereof, if

December 15, 1983

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 becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be second due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be second or allenated by the grantor without lirist having obtained the written consent or approval of the beneficiary. Sold, conveyed, assigned or allenated by the grantor without lirist having obtained the written consent or approval of the maturity dates expressed therein, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, 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, frantor agrees:

1. To protect, preserve and maintain said property in food conditions are pair; not to remove or demolish any building or improvement thereon; not to compile or restore promptly and in food and workmanlike manner any building or improvement which may be constructed, damaked or any building or improvement which may be constructed, damaked or destroyed thereon, and pay when due all costs incurred therefor.

3. To comply with all laws, ordinances, regulations, corenants, conditions and restrictions affecting said property; if the heneficiary so requests, lower than the property will be the property of the

tions and restrictions affecting said property; if the heneficiary, controlling and property if the heneficiary controlling and property in the heneficiary controlling and the controllin

(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 charke subordination or other agreement affecting this deed or the lien or charke thereof; (d) reconvey, without warranty, all or any part of the property. The subordination of the property of the

waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

12. Upon default by frantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, the Leneficiary may act declare all sums secured hereby immediately due and payable. In such an except the beneficiary at his election may proceed to foreclose this trust deed by sevent the beneficiary at his election may proceed to foreclose this trust deed by in quity as a mortfage or direct the trustee to foreclose this trust deed by accurate and cause to be recorded his written notice of default and his election average and cause to be recorded his written notice of default and his election of sell the said described real property to satisfy the obligations secured to sell the said described real property to satisfy the obligations secured his trust each property to satisfy the obligation of the manner provided may have an opticed to foreclose this trust deed and the hereby whereupon the truster shall fir the imme and place of sale. Eve notice here alter default at any time prior to live days before the date set by the other of the security of the default, and the hereby the person so privilege the or the trustee's sale, the frantor or other person so privilege the obligation secured thereby (including costs and expenses actually incurred in endocring the terms of the obligation and extractes and attorney's less necessary to the default, in which event all loreclosure proceedings shall be dismissed by the place designated in the notice of the late and at the time and elections.

14. Otherwise, the sale shall be held on the date and at the time and late designated in the notice of the place of the designated in the notice of the place.

the default, 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 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 in one parcel or in separate parcels and shall sell the parcel or parcels at said the sale of the time of sale. Trustee in one parcel or in separate parcels and shall sell the parcel of parcels at said deliver to the purchaser its deed in form as reguired by law conveying shall deliver to the purchaser its deed in form as reguired by law conveying the property so sold, but without any covenant or warranty, express or imported the recitals in the deed of any matters of lact shall be conclusive proof the truthfulness thereof. Any person, excluding the trustee, but including the framework of the sell of the se

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

16. For any reason permitted by low beneficiary may from time to successor a successors to any trustee named herein or to any successor trustee appointed hereinder. Upon such appointed and all title conveyance to the successor trustee, the latter shall be vested such all title powers and duties conderred upon any substitution shall be made by written powers and duties conderred upon any substitution shall be made by written hereinner. Each such appointment and substitution shall be made by written and substitution shall be made by substitution shall be successor trustee. Clerk or Recorder of the country or countries in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

17. Trustee accepts this trust when this deed, duly esecuted and acknowledged is made a public record as provided by law. Trustee is not followed to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, hereticacy 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 attornut, who is an active member of the Oregon Store Bar to bone that company of the store to real NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attornut, who is an active member of the Oregon Store Bar to bone that company of the store to real note of the Deed Act provides that the trustee hereunder must be either an attornut, who is an active member of the Oregon Store Bar to bone that company of the store is a title insurance consony as thousand to make the store to real notation.

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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 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

purposes.	and all parties hereto, their heirs, legatees, devisees, administrators, execu-
tors, personal representatives, successors named as a beneficial contract secured hereby, whether or not named as a beneficial contract secured hereby, whether or not named as a beneficial contract secured hereby, whether or not named the neuter and	inds all parties hereto, their heirs, legatees, devisees, administrators, execu- rm beneficiary shall mean the holder and owner, including pledgee, of the ry herein. In construing this deed and whenever the context so requires, the the singular number includes the plural.
IN WITNESS WHEREOF, said grantor has	
* IMPORTANT NOTICE: Delete, by lining out, whichever warranty	(a) or (b) is Da Jana Junes
not applicable; it warranty (a) is with in-lending Act and Regulass such word is defined in the Truth-in-lending Act and Regulation by mak beneficiary MUST comply with the Act and Regulation by mak disclosures; for this purpose, if this instrument is to be a FIRST lie the purchase of a dwelling, use Stevens-Ness Form No. 1305 of 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. I with the Act is not required, disregard this notice.	ation Z, the ing required in to finance r equivalent; the purchase
[If the signer of the above is a corporation, use the form of acknowledgment apposite.] [ORS of	73.490}
STATE OF OREGON, St. KLAMATH	STATE OF OREGON, County of
County of	Bassanthy appeared and
DECEMBER 23 , 19 82 . Personally appeared the above named	who, each being first
IDA LENA SPIRES	duly sworn did say that the former is the
	president and that the latter is the
	secretary of
and acknowledged the foregoing instru-	a corporation, and that the seal attixed 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
ment to be HER voluntary act and deed.	and deed. Before me:
SEAU Public for Oregon	Notary Public for Oregon (OFFICIAL SEAL)
My commission expires: 5/21/85	My commission expires:
The state of the s	TOO THE SECONDEVANCE
REGU	IEST FOR FULL RECONVEYANCE only when obligations have been paid.
TO:	Trustee
The undersigned is the legal owner and holder of a trust deed have been fully paid and satisfied. You hereby said trust deed or pursuant to statute, to cancel all evices the said trust deed) and to reconvey.	Il indebtedness secured by the toregoing trust deed. All sums secured by the toregoing trust deed. All sums secured by are directed, on payment to you of any sums owing to you under the terms of lences of indebtedness secured by said trust deed (which are delivered to you lences of indebtedness secured by said trust deed the rithout warranty, to the parties designated by the terms of said trust deed the
estate now held by you under the same. Mail reconveyan	ce and documents to
DATED:	
	Beneficiary
Do not lose or destroy this Trust Deed OR THE NOTE which it so	cures. Both must be delivered to the trustee for cancellation before reconveyance will be made.
)
TRUST DEED	STATE OF OREGON, County of Klamath
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.	I certify that the within instru-
	ment was received for record on the

Grantor Beneficiary AFTER RECORDING RETURN TO SVSB 5215 SQUAN KFO STGOL

SPACE RESERVED FOR RECORDER'S USE

the page 18493 or as document fee/file/ instrument, microfilm No. 13793 ,

Record of Mortgages of said County. Witness my hand and seal of

Evelyn Biehn County Clerk

By Reasthand Altach Deputy

Fee \$8.00

County affixed.