

Ine above described real property is not currently used for agricult To protect the security of this trust deed, grantor agrees; 1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or perturbed and the property. 2. To complete or restore promptly and in good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor. 3. To comply with all laws, ordinances, regulations, covenants, condi-tions and restrictions attecting have property; if the beneficiary so requests, to join in executing such linancing statements pursuant to the Uniform Commer-cial Code as the beneficiary may require and to pay for lilling same in the proper public office or olices, as well as the cost of all lien scatches made by filing officers or searching agencies as may be deemed desirable by the beneficiary.

tion and resultation in hancing statements pursuant to the bink same in the pion in creating alternation and to pay for think same in the pion public offices or offices, as well as the cost of all line warches made of prover public offices or searching agencies as may be deemed desirable by the brelicity. A To provide and continuously maintain insurance on the buildings in the resulter exceed on the said premises against loss or damage by line in and such other harards as the beneficiary may from time to time require, in and such other harards as the beneficiary may from time to time require, in and such other harards as the beneficiary may from time to the insurance of insurance shall be delivered to the beneficiary as such as insured; if policies to insurance now or hereafter placed on said buildings, to be beneficiary at least filteen days prior to the expirate the same at grantor's expense. The amount the beneficiary may from or bereafter placed on said buildings, to any determine, or at opticare and to farme amount as collected, or may determine, or at opticare the same at grantor's expense. Shall any determine of a diver safes that may be levied or assessments and other any dire or other insurance policy may be applied by beneficiary may be released to grantor. Such application or release shall any part thereof, may be released to grantor. Such application or release shall any part thereof, may be released to such tares, assessments and other against said property before or any requires theredo and the grantor that to make payment of any chart thereof, any the far brief cary the string and the grantor shall be added to and been grantest as the amount or the such as seemed by the second pay the art of such tares, assessments and other against said property before on any indice any part disc any and there of a such tares, assessments and other against said property before or any requires the set lorth in the network of the farmed and the amount so paid on the definition described any all the atterest, as ob

nellate court shall adjuidge reasonable as the beneliciaty's or trustee's attri-ney's tees on such appeal. It is mutually affered that: It is mutually affered that: In the event that any portion or all of such associative shall be taken under the right of eminent domain or condemnation or the associative state states of the right of engineer that all or any isoteon or the associative state is compensation her such taking, which are in excess of the associative state of a compensation in such proceedings, shall be paid to bencheaus and incurred by granter in such proceedings, shall be paid to bencheaus and applied by it first upon any reasonable cours, necessarily paid or merical by ben-tioning the trial and appellate courts, necessarily paid or merical by ben-liating in such proceedings, all the one spense, not take such actions and execute back and the balance applied upon the indebtedness and execute such instruments as shall be necessary in obtaining such com-ginant, promptly upon beneficiary's request. 9. At any time and from time to time upon written request of here-liciary, payment of its fees and preventation of this deed and the note the industrient (in case of full reconveyances, lor cancellation), without aftering the liability of any person lor the payment of the indebtedness, trustee may

viol, timber or grazing purposes.
(a) consent to the making of any map or plat of sud-property, the sum in synaming any easement or creating any restriction therein. (c) non-in any experiment or creating any restriction therein. (c) non-in any synamic and call of the one of the land or the land or the land or the property. The former of a property without surranty, all or any part of the property the former of the property of the could be property of the could be property of the restriction therein. (c) non-interval to any part of the property the former of the property of the truthfulmes thered. Truther's less her any of the services mentioned in the paragraph shall be not less than \$\$.
10. Upon any default by granter here under, beneficiary may at any pointed by a court, and without relard to the adequacy of any security for the indebtedness secured, there upon and take paragraph and apply the same including reasonable atternables constants are upon any indebtedness secured hereby, and may including reasonable atternables of a sub-course of the application or release thereod, and is built or any brain the start of the adverse of the and apply the same. Inservices and property of any security in the sub-course secured hereby, and may indebtedness secured hereby, and in such order as breachers's tess upon any indebtedness secured hereby, and hereby and the role and thereby, and the application or release thereod as a doresaid, shall not any of notice of default between a diversaid, shall not are and other property, and the application or release thereod as a doresaid, shall not any of notice of default between any data any data any of any application or release thereon any data any advertee property, and the application or release theread as doresaid, shall not application or release theread as doresaid, shall not application or release theread any indebtedness secured hereoner to main the start of notice.
12. Upon default by granter in payment of any indebtedness secured her

waive any default of notice of default herrunder or invalidate any act done pursuant to such notice. 12. Upon default by grantor in payment of any indebtedness secured hereby of in his performance of any agreement herrunder, the beneficiary may hereby of in his performance of any agreement herrunder, the beneficiary may hereby as a most fab is election may proceed to forcelose this trust deed event the beneficiary and there the trustee to forcelose this trust deed event the beneficiary and there there the beneficiary or the trustee shall advertisement and sale. In the latter event the beneficiary or the trustee shall to self the said described real property to satisfy the obligations secured hereby, whereupon the trustee of property to satisfy the obligations secured there at such any agree of the beneficiary or the truste shall and the trustee shall be to be recorded his written notice of default and his election to self the said described real property to satisfy the obligations secured there do whereupon the trustee shall proved to bacchoe this trust deed in the manner provided in ORS 86.740 to 8785. 13. Should the beneficiary or this davertisement and sale then alter default at any time provide to bacchoe the date set by the bigation secured thereby (including costs and expenses actually incurred in obligation secured thereby the obligation and trustee's and attrusty less not en-enforcing the terms of the obligation and trustee's and attrusty less not en-enforcing the trust of the obligation and trustee's and attrusty less not en-enforcing the terms of the obligation and trustee's and attrusty less not en-enforcing the terms of the abligation and trustee's and attrusty less not en-enforcing the terms of the abligation and trustee's shall be dismissed by the trustee. 14. Otherwise, the sule shall be held on the date and at the time and place default in the notice of sale are the time to which each time.

the default, in which event all foreclosure proceedings shall be diminished 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 designated in the notice of sale of the time of sale. Trustee in one parcel or in separate parcels and shall self the parcel or parcels at autom to the highert bibler be cash, rawhile at the time of sale. Trustee shall deliver to the purchaser us deed in form as required by has concursing the property so sold, but without any covenant or warranty, equess of may of the truthlines there at the sale of any matches of the trustee, but mechand the frantor and beneficiary, may purchase at the sale. 15. When trustee sells rursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the experts of sale, in-shall apply the protects of the trustee and a reasonable charge by trust atorney, (2) to the oblightion secured by the trust deed. (3) to all perform dead as their interests may appear in the order of their provided herein the surplus, it any, to the kanned of to his successor in interest entitled to such surplus.

16 For any reason permitted by law beneficiary may from time to assume a subcrease or successors to any trustice named herein or to any ensure a subcrease or successors to any truste ensured with all time, and the subcrease of the end of sates shall be verted with all time, and the system of the end of subcrease herein named or appointed and the end of the subcrease of the subcrease herein named or appointed. source and the NA source of the the latter shall be vested with all title, sources and the source of the NA source of the end of the pointed be under. Each so has been each to be source intern shall be made by written instrument executes as how source of the end of the other of the County Clerk or Recorder of the counter of counties of which the property is situated, shall be conclusive proof of population of the source of the source of the source of the county of appointment of the success there are there are a source of the source of the source of the source of the source proof of population of the source of the source of the obligated to notify any parts before of provided by has Trustee is build duligated to notify any parts before of provided hy has Trustee is be trust or of any action or proceeding in which granter, benchmary of 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 Bar is beek, two is expan or savings and loan association authorized to do business under the laws of Oregon or the United States, a title more ender on pary authorized to now or the taw of Oregon or the United States, a title more ender on pary authorized to now or both to eVC 500 property of this state, its subsidiaries, affiliates, agents or bian hes, the United States or any ogen y thereat, or an excess of producement of the Oregon of the state.

The second s

531 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.

(a)* (b)

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.

Purposes. This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, execu-tors, 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 opplicable; 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.

* Suzzanni Wanen

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)		
STATE OF OREGON,	93.490)	
County of Deschates)ss. December 30, 1982	STATE OF OREGON, County of) ss.
Personally appeared the above pre-	Personally appeared	
		and
suggarine Warring	, and say that the former is the	ho, each being first
	president and that the latter is the	
	secretary of	
ang	a 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 Before me;	
Notary Public for Oregon My commission expires: Flow 25, 1986	Notary Public for Oregon My commission expires:	(OFFICIAL SEAL)

REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been poid.

TO:

. Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said the undersigned is the legal other and house of an independences secured by the totegoing thus access in sums secured by such 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 rust used have been runy paid and satisfied. For necesy are directed, on payment to you of any sums owing to you direct 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

DATED:

, 19

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Beneficiary

Do not lase or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before reconveyance will be made.

TRUST DEED (FORM No. 881) STEVENS ALSO LAW PUB CO . POINTERNO UNI STATE OF OREGON. County of Klamath (SS. I certify that the within instru-Suzzanne M Waren ment was received for record on the 11 day of Jan . 2983. at3:11 o'clock P M., and recorded Grantor SPACE RESERVED in book rect volume No. M83 on Edward J Murphy FOR page 530 of as document, fee, file. RECORDER 5 USE instrument microfilm No. 19249 Record of Mortgages of said County. Beneficiary AFTER RECORDING RETURN TO Witness my hand and seal of PINE FOREST ESCROW, INC. County affixed. P O. BOX 665 Evelyn Biehn County Clerk 14 20 8 08FGON 97739 By Erry file Letter Deputy Fee`\$8.00