Dollars, with interest thereon according to the terms of a promissory.

Dollars, with interest thereon according to the terms of a promissory, the final payment of principal and interest hereof, if not even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if

not sooner paid, to be due and payable. Per terms of note. 19

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.

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

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

1. To protect, preserve and maintain said property in good condition

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1. To protect, preserve and maintain said property in good and workmanlike repair to prompt of the said property.

2. To complete or restore promptly and in good and workmanlike destroyed thereon, and pay have a said property and the constructed, damaged or destroyed thereon, and pay with all laws, ordinances, regulations, constants, conditions and restrictions affecting said property; if the beneficiary so request to join in executing such financing statements pursuant to the Unitum Commercial Code as the beneficiary may require and to pay all lien same in the proper public office or offices, as well as the cost of all line same in the property public office or offices, as well as the cost of all line same in the property public office or offices, as well as the cost of all line same in the property public office or offices, as well as the cost of all line same in the property public office or offices, as well as the cost of all line same in the property public office or offices, as well as the cost of all line same in the property public office or offices, as well as the cost of all line same in the property public office or offices, as well as the cost of all line same in the property public office or offices, as well as the cost of all lines and the property public office or offices, as well as the cost of all lines and the property public office or offices, as well as the cost of all lines and the property public office or offices, as well as the cost of all lines and the property public offices or searching agencies as may be deemed desirable by the beneficiary.

tions and restrictions altecting said property.

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**Now or hereafter erected on the said premises against loss or damade by the public of the said premises against loss or damade by the same and to the hender of the said premises against loss or damade by the companies acceptable to the beneficiary, with loss payable to the latter and companies acceptable to the beneficiary, with loss payable to the latter and companies acceptable to the beneficiary with loss payable to the latter and companies acceptable to the beneficiary with loss payable to the latter and companies acceptable to the beneficiary with loss payable to the latter and companies acceptable to the beneficiary with loss payable to the latter and beneficiary may procure the same at features expense. The attention of any policy of insurance now or hereafter placed on said building deliver said property before any acceptable may be applied by hender the feature of the procure and to such notice of delault hereunder or relates shall be related to grantor shall be related to grantor shall be procured and to the payable of the pay

nev's lees on such appeal.

It is mutually affected that:

8. In the event that any portion or all of said properts shall be taken under the right of eminent domain or condemnation, benchicary shall have the right of eminent domain or condemnation, benchicary shall have the state of the right of eminent domain or condemnation of the memos parable right; it is so elects, to require that all or any portion of the memos parable right; it is so elects, to require that all or any portion of the name trapment of a compensation for such taken, which are in excess of the amount required to pay all reasonable costs, expenses and attentive fees necessarily paid or applied by franter in such proceedings, and expenses and attentives lees, applied by it first upon any reasonable costs and expenses and attentives lees, both in the trial and appellate courts, necessarily paid or moured by such proceedings, and the balance applied upon the midstudies secured hereby; and granter askets, at its own expense to take such actions of the instrument of the interest of the region of the payment of its lees and presentation of this deed and the nate ting proceeding the payment of its lees and presentation of the indebtedness, trustee may the liability of any person for the payment of the indebtedness, trustee may

tural, timber or grazing purposes.

(a) consent to the making of any map or plat of said projetty, the join in ary granting any easement or creating any restricts in there in. (c) pain in any subordination or other afreement affecting this do of the linear charfes subordination or other afreement affecting this do of the linear charfes subordination or other afreement affecting this do of the linear charfes the treath of the property. The services in any reconseivance may be described as the person of persons of persons for entitled thereto, and the truthfulnes thereof of any matters of facts shall be conclusive peased the property had be more less than \$5.

In Upon any default by granter hereinder, beneficiary may at any pointed by a count and without regard to the adequacy of any security by any part thereof, in its our name sure or otherwise collection of such retends the part of the part of the property of th

property, and the application or release thereof as adorsaid, shall not care of the property and the application or release thereof as adorsaid, shall not care of any default or natice of default hereinder or invalidate any act done with a property of the property of th

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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),

lor an arganization, or (even il grantor is a natural parson) are for business or commercial purposes other than a PHPoses.

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 leminine 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 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; of a dwelling use Stevens-Ness Form No. 1306, or equivalent; of a dwelling use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act is not required, disregard this notice. unus C. Oler (If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF WELLOW Calif. County of Las Chycles رتي 19 , Personally appeared the above named James C. Oler and

Rita R. Oler

and acknowledged the foregoing instrument to be her ful voluntary act and deed.

SEAL)

OFFICIAL

OFFICIAL min

NOTARY PUBLIC — CALIFORNIA PRINCIPAL OFFICE IN LOS ANGELES COUNTY My Commission Expires January 3, 1986

STATE OF OREGON, County of

Personally appeared

who, each being first

duly sworn, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal altixed 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 deed, acknowledged said instrument to be its voluntary act Before me:

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Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

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REQUEST FOR FULL RECONVEYANCE 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 fully 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 by you under the same. Mail reconveyance and documents to

DATED:

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Beneficiary

De 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. 881-1) STEVENS-NESS LAW PUB. CO PORTLAND. ORL.	
Grantor	i
Beneticiary AFTER RECORDING RETURN TO	
MOUNTAIN TITLE COMPANY	

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON. County of Klamath ss. I certify that the within instrument was received for record on the 17 day of Jan 1983, at 2:28 o'clock PM, and recorded in book reel volume No. M83 page 877 or as document/fee/file/

instrument/microfilm No. 19489 Record of Mortgages of said County. Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk By Conce / Conce Deputy Pee \$8.00