STEVENE Verlage 5824 on Trust Deed Series-TRUST DEED. 22124 22538 TRUST DEED Vel.1183 1000 5160

THIS TRUST DEED, made this ...

1st Aprilday of ... KENNETH S.A. COONEY & MARIA COONEY 19 husband & wife -----TRANSAMERICA TITLE COMPANY SOUTH VALLEY STATE BANK as Trustee, and

-----as Beneficiary,

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..... as Grantor.

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WITNESSETH:

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

Lot 10 and 11, Block 209, MILLS SECOND ADDITION TO THE CITY of KLAMATH FALLS, 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

ith said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the **ELEVEN THOUSAND EIGHTY FIVE AND 50/100** sum of

(\$11,085.50) note of even date herewith, payable to beneficiary or order and made by grantor, the linal payment of principal and interest hereof, if

note of even date nerewith, payable to beneficiary of order and made by grantor, the tinal payment of principal and interest hereot, it not sooner paid, to be due and payable <u>April 1</u>, 1989 The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of suid note sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary: herein, 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, grantor agrees: 1. To protect, preserve and maintain said property in food condition and repair; not to remove or demolish any building or improvement thereon: 2. To complete or restore promptly and in food and workmanike 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 altering statements pursuant to the Uniform Commer-cial Code as the beneficiary sor requests, to by film officers or searching adencies as may be deterned destrable by the beneficiary.

ion in executing said property: if the beneficiary so requests, in order as the melicining may require and to pay for filing same in the point of the order and the pay for filing same in the brifting officers or sarching species as may be deemed deitable by the point of the order and the pay for filing same in the brifting officers or sarching species as may be deemed deitable by the part of the pay for filing same in the said premises against loss or damade by filing and such other haards as the beneficiary may from time to time require, in and such other haards as the beneficiary may from time to time require, in a companies accepts the beneficiary as your as the time require in a such other haards as the beneficiary in procure any such insurance and to follow the same at grantor's ergons and be the beneficiary as your as the pay for the there and the pay for the time and any office of insurance now or hereafter datas prior to the ergina collected under any fire or other insurance policy and in such order as beneficiary any part thereof, and app of the same at grantor's ergons and how and any part of such application or release shall be addited to the deliver same at a prior of the maximum book tracks any and the pay and the such application or release shall be addited by the entire annount so collected, or any part thereof, and option of beneficiary the entire anount so collected, or againt as do prove part of such tare, assessments and other charges that may be levied or any and the such application or release there any and the wide the such application the entire and any with a with the wide and any such as the entire and any the wide and any such applier of the deliver such application or release there are assessments and other charges that may be levied or any addite any any part thereof the grantor shall be added to and become a part of the such with which with the addite any sites at a the applier of any such as a start as the applier of any such as a start as the applier of the such applier of the

between

und, timber or grazing purposes.
(a) convent to the making of any map or plat of said property: the plan in any subordination or other afgreement affecting this deed or the hen or charge subordination or other afgreement affecting this deed or the hen or charge fracted in any reconvey, without warranty, all or any part of the property. The property is the subordination or other afgreement affecting there not are the original or any part of the property. The property is the subordination or other afgreement affecting there not are the origination or other afgreement affecting there not are the property. The property is the subordination or other afgreement affecting there not are the subordination or other are may be developed as the "person or persons be conclusive provide of the truthfulmation there and the set is at any of the conclusive provide the property shall be not less than \$5.
10 Upon any default by granter hereaffer, beneficiare may at any pointed there is using and conclusive and upic entities on and take provides and set of the same support of the truthful entities are or otherwise collect the same set or otherwise collect the same set or otherwise collect the same set or otherwise collect the same indebtedness hereby source determine. The same set on the superson and taking possesion of same and taken and upication of such rents, issues and prolits, or the proceeds of the and data the and states or provides the application or versas thereaffer and without our or any and taking the same and taken and and and and the area of the same and taken and and and and and and the any set of the and and and and and and and and the any of the application or versas thereaffer and and and and and and the any otherwise and prolits or the application or versas thereaffer and and and and the application or versas thereaffer and and and the any otherwise the same and the application or set and thereaffer and and the any otherwise the same and the sany otherwise the same and taken and and the applica

where any default or notice of default hereunder or modelate and in the current of such notice.
12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, the benchcars may declare all sums secured hereby immediately due and isyable. In such an equity as a mortgage of the secure to be independent of the benchcars of the secure of the secure of the secure of the secure and the secure of the secure of

the delauit, in which event all toreclosure proceedings shall be disnussed 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 shall deliver to the public for cash, payable at the time of sale. Trustee shall deliver to the public and the time of sale. Trustee the property so sold, but with s deed in form as required by law conveying plied. The recitals in the deed of any matters of lact shall be conclusive proof of the truthulness thereof. Any person, eccluding the trustee, but including the grantor and benelicitary, 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 appendent of sale, in chaling the compensation of the trustee and a trassnable charde by trustees having the trustee is and a trassnable charde by trustees having the subsequent to the trustee of the trustee of all prosens having the trustee is public to the trust deed, (1) to all prosens having the subsequent to the uncreast of the trustee and (4) the supplies is applied to the charder of the rest trustee of (4) the supplies is any, to the frantor we to be success in uniterest critical to the supplies.

surplus, if any, to the granter or to in successor in interest entitled to such surplus. 16. For any reason permitted by Law beneficiars may how time to time appoint a successor to any trustee named herein or to any successor trustee appointed hereinder. Upon such appointent, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and durin confiered upon any trustee herein named or appointed hereinder, Each successor trustee, the latter shall be vested with all title, powers and durins appointment and substitution shall be made by written instrument executed by beneficiary, containing reference to this trust deed and its place of record which, when recorded in the office of the County Clerk or Recorder of the county or counties 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 executed and obligated to notify any party hereto of pending sale under any other deed of truste or of any action or proceeding in which granter, 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 attarney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company ocherized to nove title to real property of this state, its subsidiaries, affiliates, apents or branches, the United States or any agency thereof, or an exclow agent licensed under OPS 696 505 to 696 585.

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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

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Deputy

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 This dead applies to the test of tes

purposes. purposes.	, nousehold or agriculture above described pute
This deed applies to	, household or agricultural purposes (see Important Notice below), is a natural person) are for business or commercial purposes other than agricultur of and binds all parties hereto, their heirs, legatees, devisees, administrators, exec beneficiary herein. In construing this deed and whenever, including pledgee, of a ter, and the singular number including pledgee.
fors, personal representatives success to the benefit of	and that person) are to business or commercial purposes other than agricultu- of and binds all parties hereto, their heirs, legatees, devisees, administrators, exec beneficiary herein. In construing this deed and whenever the context so requires, to fer, and the singular number includes the plural.
Contract secured hereby, whether or not named as a masculine gender includes the terminine and the neur IN WITNESS WHEREOF, said grant.	The term benefities hereto, their baise to
IN WITNESS WHEREOD	beneficiary herein. In constrain mean the holder and owner, including pledgee, of the singular number includes the plural. For has hereunto set his hand the day and year first above written.
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not applicable; if warranty (a) is applicable and the bene as such word is defined in the Truth-in-Lending Act and disclosures; for showing with the Act and	arranty lat and year tirst above written
beneficiary MUST complete in the Truth-in-Lending Att	ficiary is a craditar 1-20000
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	ance the purchase MARIA COONEY
of a dwelling use Stevens-Ness Form No. 13 of a dwelling use Stevens-Ness Form No. 13 with the Act is not required, disregard this notice. If the signer of the above is a comparation, use the form of acknowledgment connection.	ent. If compliance Allalla LOMe
form of acknowledgment opposite i	
STATE on	
	ORS 93.4901
County of KLAMATH Jss.	STATE OF OF
APRIL 1	STATE OF OREGON, County of
Personally appeared the above named KENNETH S A CONNEY named	
KENNETH S A COONEY	Personally appeared
MARIA COONEY	
	duly sworn, did say that it who each the
	duly sworn, did say that the former is the president and that the latter is the secretary of
unestititititititititititititititititititi	secretary of the latter is the
New York Contraction of the second	
and acknowledge	3 COSP
and acknowledged the foregoing instru-	corporation, and that the seal attixed to the foregoing instrument is the sealed in behalt of said corporation and that the instrument was signed and and each of them acknowledged said instrument yol its board of them
Refote me: voluntary act and deed.	sealed in behalt of said corporation and that the instrument is the and each of them said corporation by authority of its board of directors; and deed. Before me:
(OFFICIAL) // (and each of them acknowledged said instrument to be its voluntary act and deed. Before me:
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My commission expires: 5/21/85	Notary Public for Oregon
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	My commission expires: (OFFICIAL SEAL)
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	SEAL) 7 FOR FULL RECONVEYANCE 7 when obligations have been paid.
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