24991	TRUST DEED	1983, between
N-34173	this day of May DONNA ABNER, husband and wife.	
THIS TRUST DEED, Hade ALAN K. ABNER and	DONNA ABNER, HUSBUR	ation as Trustee, and
as Grantor, J. T. SHOCKEY,	ITLE CONTACT,	
	WITNESSETH:	nower of sale, the property

as Beneficiary,

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

The North-east quarter of the Southeast-quarter of the Southestquarter (NEWSEWSEW) of Section 9, Township 39 South, Range 10, E.W.M. containing 10.0 acres, more or less.

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 PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of Twenty seven Thousand Five hundred and No/100ths—
Thirty Thousand and No/100ths—

notespt 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 on the before October 1 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 the order of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note the order of 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 becomes due and payable. In the event the within described property, available 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.

The protect the security of this trust dead drapter agrees.

(a) consent to the making of any map or plat of said property (b) issued.

To protect the security of this trust deed, frantor 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 permit any wast of said property; means the said property.
To complete improvement which may be constructed, damaged or
manner any building or pressure promptly and be constructed, damaged or
destroyed thereon, and pay when due all costs incurred therefor,
tions and restrictions affecting said property; it she peliciary so requests, to
tions and restrictions affecting said property; it she peliciary so requests to
the said property and to go to the same in the
cial Code as the benchmark statements are to pay for Hims same in the
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by filling officers or searching agencies as may be deemed desirable by the
benchiciary.

ions and restrictions altectring said property pursuant to the Unitian the ion in executing such financing statements and to pay for Hims Same in the join in executing such financing statements and to pay for Hims Same in the join in executing such financing statements and to pay for Hims Same in the join in executing statements and to a join the proper public office or offices, as well as the cost of all lien searches me the politiciary. To provide and continuously maintain insurance on the building beneficiary. To provide and continuously maintain insurance on the filter in mow or hereafter exected on the said premises against loss or damage by lifering offices of the said premises against loss or damage by lifering and such other hazards as the beneficiary may from time to time require, in mow or hereafter season to the said premises against loss or damage the politicis of insurance and to politicis of insurance shall be delivered to the beneficiary with loss payable to the latter; all an amount not less than \$\$ companies acceptable to the beneficiary with loss payable to the latter; all an amount not shall fail for any teason to procure any such and it the grantor shall fail for any teason to procure any such insurance policy of insurance shall be delivered to the beneficiary of the procure of the same procure the same at grantor so conferred with the procure of the same and propers below the same at grantor shall be beneficiary than the procure of the same procure of the same procure of the same and propers below and the procure of the same and propers below and the procure of the pursuant of the pursuant of the pursuant of the pursuant said propers below any part of such taxes, assessments and other charges that may be levied or assessed unon or assessments and other charges that may be levied or assessed unon or the pursuant of the pursuant procure of

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(a) consent to the making of any map or plat of said property; (b) join in grating any easement or creating any restriction thereon, (c) join in any subordination or other agreement allecting this deed or the line or chartering the convey, without warranty, all or any part of the property. The graties in any reconveyance may be described as the property. The legally entitled thereto, and the recitals therein of any matters or lates shall be conclusive proof of the truthfulness therein of any matters or lates shall be conclusive proof of the paradraph shall be not less than \$5.

10. Upon any default by graties therein of any of any of the property of the indebtedness hereby secured, enter upon and take penson, by a course to be appropriately of the adequacy of any security of the indebtedness hereby secured, enter upon and take pensonion of said property or any part thereof, in its own name sue or otherwise cliect the trusties of the superconduction and collection, melufing all the same less costs and expenses of operation and collection, melufing accounting these tests of the superconduction of said property fees upon any indebtedness secured hereby, and in such order as homeliciary may determine.

less costs and expenses of solutions and thereby, and in the service of the property of the pr

pursuant to such notice.

12. Upon default by grantor in payment of any indebtedness secured in his performance of any agreement hereunder, the beneficiary may default any secured hereby immediately due and payable. In such secured hereby in equity as a more safe, in the latter secured in the secured hereby in equity and the safe described the secured his written notice of default and he election execute and cause described real property to satisfy the obligations secured hereby, whereupon the trustee shall its the time and place of safe, five notice hereby, whereupon the trustee shall its the time and place of safe, five notice hereby in the safe of the saf

the default, in which event all foreclosure proceedings shall be dismissed by the trustee.

place designated in the notice of sale on the time to the which said sale may be postporred as provided by law. The trustee may sell said property either in one peed or in separate parcels and shall sell the parcel or parcels and property action one the highest bidder cash, payable at the time of sale. Trustee auction of the highest bidder its deed in form as required by law conveying 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 to the property of the trustee of the property of the trustfulness time the deed only person, excluding the conclusive product of the trustfulness that provided herein, trustee the parter of the property of the proceeds of sale to payment or casonable charge the compensation of the trustee and the trust deed. (3) (a all present all the property of the proceeds of sale to payment or casonable charge his present at the sale of the property of the proceeds of the property of the process of

surplus, if any, to the granter 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 truster named herein or to may successor truster appointed becomes the successor truster, the law to appoint and a surface to the successor truster, the last to help any successor truster, the last to here named or appointed powers and duties conferred upon any truster better named or appointed powers and duties conferred upon any truster better named or appointed instrument executed benchmark, containing the made in spiritude in the successor truster of the successor of the first owner or countries in who the property is structed. Size to Resorder of the country or countries in who the property is structed. Size to Resorder of the country or countries in when the successor truster, the successor truster is the successor truster of the successor truster.

17. Trustee accepts this trust when this dend, duly executed and acknowledged is made a party hereto of pending sale under any other deed to the party unless such action or proceeding is brought by truster.

NOTE: The Trust Deed Act provides that the trustee hareunder must be either an attorney, who is an active member of the Oregon State Bar, a Lank, trust company or the United States, a trade in the immunity company authorized to do business under the laws of Oregon or the United States, a trade interest under OPS 696 505 to 696,505 to 696,5

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 ican represented by the above described note and this trust deed are:

(a)* Primarily=for: grantor's personal = family = homely = homely

purposes.

This deed applies to, inures to the benefit of and birds thereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term because the heirs, legatees, devisees, administrators, executors, secured hereby, whether or not named as a beneficiary herein its striving this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular extremined the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his head the day and year first above written.

e IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is opplicable; if warranty (a) is applicable and the beneficiary is a creditor not 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 dealing, use Sevens-Ness Form No. 1305 or equivalent; of a dealing are Sevens-Ness Form No. 1306, or equivalent. If compliance the purchase of the sevens Ness Form No. 1306, or equivalent. If compliance

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■	LIEST FOR RAL RECONVEYANCE	

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The understand is the legal council and holder is a landerstand account by the integrand time seem A legisla secured by said trust deed here been made and satisfied. You hereby are directed, on parameter to true at any series are given and account to the terms of the series and the series are series are series are series are series are series are series and the series are se the trajection with maniform deed) and to recourse; without warranty, to the parts each nom heid by som somer the same. Mail reconveyance med by med most over (which me delivered to you es designated by the press of send trace de

DATED

SPACE RESERVED

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RECORDER'S USE

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STATE OF OREGON, County of Klamath I certify that the within instrument was received for record on the 24 day of June 183 at 11:18 o'clock & M. and recorded in book reel volume No. M 83 on in book reel volume No. page 9919 or as tee/tile/instru-ment/microfilm/reception No. 24991 Record of Mortgages of said County. Witness my hand and seal of County affixed. Evelyn, Biehn, County Clerk LCC Deputy 8.00 fee