		Vol.MES P	ade 10338
1.125249	TRUST DEED	• • • <u>• • • • • • •</u> • •	
THIS TRUST DEED, made this 16	day of June	an tanàn amin'ny tanàna dia kaominina dia kaominina dia kaominina dia kaominina dia kaominina dia kaominina dia Ny INSEE dia mampina dia kaominina dia kaominina dia kaominina dia kaominina dia kaominina dia kaominina dia kaomi	as Grantor
JON J. COHEN, an unmarried man JON J. COHEN, an unmarried man TRANSAMERICA TITLE INSURANCE COMPANY		Trustee and 1	VELLS FARGO REALTY
JON S. COMPANY	, a CALIFORNIA CORPOR	ATION as Trustee, and	
FRANSAMERICA TITLE INSURANCE COMPANY SERVICES, INC., a CALIFORNIA CORPORATION	, TRUSTEE as Beneficiary.		
	WITNESSETH:	and a second	he property in KLAMAT
Grantor irrevocably grants, bargains, sells an	id conveys to trustee in trus	st, with power of sale, in	ac lumberis
COUNTY, OREGON, described as:		the second s	man filed on November
Lot 7 in Block .34 of Tract 1184-Of	regon Shores-Unit 2-1st Ad	dition as snown on the	110P
	计分析 化二丁基 医白色 医小肌 医结束 医后足的 一种小子类的 化二甲酸酯	말씀수가 있는 것 같아요. 그는 것은 가 다 가지 않는 것 같이 가지 않는 것을 가지 않는 것을 가지 않는 것을 수 있다. 것을 가지 않는 것을 수 있다. 것을 가지 않는 것을 것을 것을 것을 수 있다. 것을 것을 것을 것을 수 있다. 것을	
1978 in Volume 21, Page 29 of Waps in the other		이 동물은 물론 가격한 것	가지를 알고 있다. 이가 한다는 것이가 있는 것을 수 있다. 같은 이 가지의 관련하는 것이 편하는 것이 같이 하는 것이 같이
요즘 집에 물질을 하는 것은 것을 가지 않는 것을 하는 것이다.			
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이 있는 것 같은 것 같은 것 같은 것은 것이 있다. 것은 것은 것은 것은 것은 것 같은 것은 것이 있는 것이다. 가지 않는 것이 있는 것은 것은 것이 있는 것이다. 가지 않는 것이 있는 것이 있는 같은 것은 것 같은 것은 것이 같은 것은 것은 것은 것은 것은 것이다. 것은			
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물을 가슴 감독 지수는 것을 가지 않는 것을 가운다.	의 사람이는 것은 방법을 가장하는 것이라. 같은 것은 것은 것으로 가장 것은 것이라는 것이다.		
이 가슴에서 알려요? 그는 것은 가슴에 가지 않는 것이 가지? 같은 것이 같은 것이 같은 것이 같은 것이 있는 것이 같은 것이 같이 같이 있다.	가는 것을 다음하는 이가는 것을 많이 가 한 방법은 것이 있는 것을 많은 것이다.		
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가 많이 물건없다. 것 같은 것 같			
			고만 공장 소송 말 같아.
그는 것을 다 한 것을 가 같아? 것을 가 나는 것을 수 있다.		중 기관 관계 가지 않는 것이 같이 많이	
그는 이번 한 것 같은 것	물건물법 동생은 것이 많은 물건이 있는 것이다.		

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 Five thousand three hundred eighty eight 06/10 Rors, with interest thereon according to the terms of a promissory note of 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 _

the ubt exp

Obtained the written consent or opproval of the beneficiary, then, at the beneficiary's option, all 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 trast deed, grantor agrees:

 To protect the security of this trast deed, grantor agrees:

 To protect preserve and maintain still property in good condition and repair; pennit any waste of auid property.
 To protect, preserve and maintain still property in good condition and repair; pennit any waste of auid property.
 To complement which may be constructed, damaged or destroyed thereon; and pay Doomply with all taws, onlinances, regulations, covenants, conditions, and require and to pay for filing same in the propublic office or officet, as the beneficiary may form time to film officers or searching agencies as support, if the beneficiary of films dimention here cost of all lien searches made by films officers or searching agencies as support, if the beneficiary of films and there on manount not less than to be thereficiary may form time to time require in an amount not less than the deemedid continuously mainrin insurance on the building now or indebited to deliver and profilies of insurance shall be delivered to the beneficiary may form time to time require in an amount not less than the deemeficiary may form time to time require in an amount not less than the divert wide due due to any reason to the beneficiary as soon as insured: if the grantor shall fail for any reason to the beneficiary as soon as insured: if the grantor shall fail for any reason to the beneficiary as soon as insured: if the grantor shall be delivered to retrote from y may be applied to the beneficiary as tool as diversed in the side profilices of insurance shall be delivered anotice of any indebitedba

part thereof, may be released to grantor. Such appreciations or invalidate any act done pursuant wave any default or notice of default hereander or invalidate any act done pursuant is such notice. 5. To keep suid premises free from construction liens and to pay all faves. 6. To keep suid premises free from construction liens and to pay all faves. 7. To keep suid premises free from construction liens and to pay all faves. 8. To keep suid promptly deliver receipts therefor to beneficiary; should be due or delinquent and promptly deliver receipts therefor to beneficiary; should be organitor fail to make payment of any baxes, atsessments, naturance premums, liens or grantor fail to make payment of any baxes, atsessments, naturance premiums, liens or other charges payable by knuttor, either by direct payment or by providing option, make payment thereof, and the annunt so paid, with uiterest at the nation option, hake payment thereof, and the annunt so paid, with uiterest at the nation forth in the note secured hereby, hugeth with the obligations described in forth in the note secured hereby, shall be added to and become a part of the deof paragraphs 6 and 7 of this trust deval waiter of any rights arising from breach of any of secured by this trust deed, without waiter of any rights arising from breach of any of payments thall be immediately due and payable without notice, and all such they are bound for the payment of the public without notice, and all such there of thall, at the option of the boneficiary, render all sums secured by this trust deed immediately due and payable and constitute a breach of this trust deed immediately due and payable and constitute a breach of this trust deed immediately due and payable and constitute a breach of this trust deed in one size feet and expenses of this trust including the cost of title sarch as well as the obler costs and expenses of this trust including the cost of title sarch as well as the obler outs and expenses of this trust including the cost of title sarch as well a

with this obligation. 7. To appear in and defend any action or proceeding properting to affect the security rights one have been been appeared on the security rights on any suit for the proceeding in which deed, to pay all costs and expenses, including evidence of till and foreclosure of this deed, to pay all costs and expenses, including evidence of till and beeneficiary 3 or instees a stronge's fees provided, have of resulting party shall be beeneficiary to the attorney's fees provided, the providing party shall be entitled to the attorney's fees therein described; the amount of attorney's fees appellate court if an appeal is taken.

It is multially agreed that: It is multially agreed that: It is minimum or portion or all of sail property that have the such, if it is agreed of eminent domain or considernation, beneficiary viail have the such, if it is effect, to require that all or any portion of the monies payable as compensation for electr, to require that all or any of the amount required to pay all reasonable contra-tions of the such as the electric of the amount required to pay all reasonable contra-expenses and attorney's feet necessarily paid or more the such, and the such expenses and attorney's feet necessarily paid or more the such as a proceedings, shall be purched by feet, and applied by it fust appoint or wrandown applied upon the indebtedness courses hereby; and granter agreed to such applied upon the indebtedness execute such instruct are request of borneficery in obtaining such compensation, prophy upon beneficiary in and for proceedings, any time and from time to time upon written requered of borneficery case of full reconvegance, for concellations, without affecting the lability of any person for the payment of the indebtedness, without affecting any consent to the making of any map or plat of said property. (b) join in granting any estement or creating any of any map or plat of said property. (b) join in granting any estement or creating any

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restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "gerson or the property. The grantee in any reconveyance may be described as the "gerson or the property. The grantee in any reconveyance, Trustee's fees for any of the services mentioned in this paragraph shall be not less than 55. mentioned in this paragraph shall be not less than 55. Mount regard to the default by grantor by a receiver to be appointed by a court, without regard to the adequacy of ony security for the indebtednest hereby secured without regard to the adequacy of ony security for the indebtednest hereby secured unpaid, and apply the same, less costs and expenses of operation and collection, unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees gubject to paragraph T hereof upon any indebtdedness secured hereby, in such order as beneficiary may determine.

indebtedness secured hereby, in such order as beneficiary may determine. 11. The entering upon and taking possession of suid property, the collection of such rents, issues and profils or the proceeds of fire and other insurance policies of application or avails for a gloresuid, shall not cure or waite application application or release thereof invalidate any act done pursuant to such mices of application or release thereof invalidate any act done pursuant to such mices of the property and the succession of any indebtedness secured here by or 12. Upon default by agreement hereunder, the beneficiary may determe at any mis performance mices and payshells. In such other insurance policies of secured hereby moperty is currently used for agricultural, in more or resine purposes, the beneficiery may proceed to foreclose this trust deel mequity, as a mortgage in the beneficiery may proceed to foreclose the insure. In this rest the first may first direct the advances to be recorded his written where the beneficiary or the trustee shall execute and any takes the beneficiary of the instituted in the of precises this is not succernently used for any independent of precises this is not so currently used. In the batter event the beneficiary or the trustee shall execute advances to be recorded his written notice of default near thereby, whereapon the trust deal real property is outly the oblighter notice thereof as then required by the manner and sale. In the latter event the beneficiary or the trustee shall execute advances to be recorded his written notice of default manner provided in ORS188, 740 to \$5, 795. 13. Should the beneficiary elect to foreclose by advertisement and sale there atter default at any time prior to five days before the date set by the trustee for the truste is the the sense.

law, and proceed to foreclose this trust deed in the manner privided in ORSI86.730. 13. Should the beneficiary elect to foreclose by advertisement and sale then 13. Should the beneficiary elect to foreclose by advertisement and sale then the default at any time prior to five days before the date set by the truster given the after default at any time prior to five days before the date set by the truster given the truster's sale, the known or other person so privileged by ORS 86, 740. The terms of the trust deed and the obligation secured thereby (including costs and expenses actions of the trust deed and the obligation secured thereby (including costs and expenses actions of the trust deed and the obligation due truster is and expenses actions to exceeding SSU each other than such portion of the principal at would not all poreclosure proceedings shall be dismissed by the truster. 14. Otherwise, the sale shall be held on the dats and the time and place 14. Otherwise, the sale shall be held on the dats and the time and place 14. Otherwise, the sale shall be held on the dats and property so shall, but performed in the notice of sale. The truster may sel or parcels at auction to the part of bidder for cash, payable at the time of particulat deliver to the part is deed in form as required by law conseying the property so spid, but put the constants proves of inplications, any person, method fact shall be conclusive proof of the rustfulness thereof. Any person, method in the trustee, but including the granter and beneficiary, may purchase at the sale. 15. When trustees sells pursuant to the powers provided herein, trustee shall and to example the same shall sell the prover provided herein, trustee shall and the example.

excluding the trustee, but including the grantor and beneficiary, may purchase at the sale. 15. When inistee sells purpuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expense of sale, including the compensation of the trustee and a reasonable charge by interfee satisfies? (2) the trust provided herein, trustee shall complete the interest of the trustee and a deal (3) to all persons having recorded lines and a present to the interest of the trustee and the trust deal (3) to all persons having recorded lines appear in the order of their priority and (4) the surplus, if any, to the grantor to appear in the order of their priority and (4) the surplus, if any, to the grantor to any successor in interest entitled to not surplus the trust herein to any successor to any concessor to any successor to any the appointment, and without conversance to any successor the appointed herein the type of the county of beneficiary, containing the of the count to a trustee of the count to a constraining whethere is the successor of the successor of the point person of proper suppointment deal to be county or constraining whethere is the count to a count of the successor trustee is the count to a count of the count to a count of the successor trustee is the count to a count of the successor trustee is the count to a count of the successor in a successor in the place of proves appointment of the successor trustee is the count to a count of the count to a count of the successor trustee. It appoint the successor provided the count to a count of the successor trustee in the count to a count of the successor trustee. It appointed to appoint the count to a count is an appointed the count to a count of the successor to a successor the top of the count to a count of the successor trustee and the appointed the count of the count to a count of the successor trustee. It appoin

property is situated, shall be conclusive proof of project optimized in the property is situated, shall be conclusive proof of project optimized. This is sweepis this trust when this deed, duy even with and acknowledged to notify any is made probe records as provided by law. Dustres deed of rust or of any action are proceeding in which granton, beneficiary or truster shall be a party unless such action or proceeding is brought by truster.

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 titled thereto

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, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a tille insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, or the United States or any agency thereof.

1260B-285 AT 280 post ist CDS10339 and that he will warrant and forever defend the same against all persons whomsoever. 7213-01085 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 any interview of the proceeds of the loan represented by the above described note and this trust deed are: (b) for any interview of the proceeds of the loan represented by the above described note and this trust deed are: (b) for any interview of the proceeds of the loan represented by the above described note and this trust deed are: (b) for any interview of the proceeds of the loan represented by the above described note and this trust deed are: (b) for any interview of the proceeds of the loan represented by the above described note and this trust deed are: (b) for any interview of the proceeds of the loan represented by the above described note and this trust deed are: (b) for any interview of the proceeds of the loan represented by the above described note and this trust deed are: (b) for any interview of the proceeds of the loan represented by the above described note and the proceeds of the proceed of the proceed of the proceeds of the proceed of th Pursess This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, execu-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 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 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. You have the option to cancel your contract or agreement of sale by notice to the seller until midnight of the fourteenth day following the If you did not receive a Property Report prepared pursuant to the rules and regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development, in advance of your signing the contract or agreement, this contract or agreement may be revoked at your option for two years from the date of signing. signing of the contract or agreement. • IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is ... Jon.J. Cohem out applicable: if warranty (a) is applicable and the beneficiary is a creditor or 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. If compliance with the Act not required, disregard this notice. [If the signer of the above is a corporation, vie the form of acknowledgment apposite.] [ORS 93.490] STATE OF STATE OF California. and June who, being duly sworn, each for himself and not one for the other, did say that the former is the County of Los Angeles June 20, 19 , 19 83 ... president and that the latter is the Personally appeared the above named Jon J. Cohen secretary of , a corporation. , a corporation, and that the seal attixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be halt of said corporation by authority of its board of directors; and each of them 'acknowledged said instrument to be its' voluntary act and deed. Before me: and acknowledged the foregoing instruvoluntary act and deed. his ment to be Chroline Willie (OFFICIAL SEAL) Notary Public for _ Notary Public for _ My commission expires: Jon 23,1984 My commission expires: OFFICIAL SEAL CHDISTINE WILLIAMS COMME EN LUURIT EQUEST FOR FULL RECONVEYANCE sed 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 tully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of trust deed have been tully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of the undersident deed to many the statute to constant all suideness of indebtedness secured by said to the deed furble are delivered to not trust deed nave been tuily 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 because to the particular to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you TO: 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 ... , 19 DATED: Beneficiary Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before reconverge will be STATE OF OREGON ss. TRUST DEED County of Klamath..... I certify that the within instrument was received for record on the 30th day of June , 19 83 at 3:33 o'clock P.M., and recorded in book -M83 on page 10338 or as file/reel number 25249 Jon J. Cohen P.O. Box 2516 San Fernando, Ca. 91343 Record of Mortgages of said County. Grantor SPACE RESERVED Witness my hand and seal of Wells Fargo Realty Servicos Inc FOR County affixed. RECORDER'S USE 572 East Green Street Pasadena, Calif, 91101 Beneficiary Evelyn Bienn AFTER RECORDING RETURN TO Wells Fargo Realty Services Inc County Clerk Title 572 East Green Street Much Deputy Pasadena, Calif. 91101 By X Attn. Sheila Murphy Fee \$8.00