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 SETHENTERN THOUSAND AND NOTION

sum of SEVENTEEN THOUSAND AND NO/100 ----

note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if

note of even date nerewith, payable to beneatedary of order and made by gramor, the final payment of principal and interest nereof, if not sooner paid, to be due and payable \_\_\_\_\_\_per term 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 here the add of the complex complex.

becomes due and payable.

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

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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 permit any waste of said property; 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, and pay when due all costs incurred therefor, therefore, and restrictions affecting said property; if the beneficiary so requests, to foin in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for liling same in the public office or offices, as well as the cost of all lien searches made proper public office or offices, as well as the cost of all lien searches made proper general provides and continuously maintain insurance on the building statements.

(a) consent to the making of any man or plat of said property; (b) join in granting any easement or creating amy restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge subordination or other agreement affecting this deed or the lien or charge thereof; (d) reconvey, without marranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or persons legally entitled thereto, and the recitals there not any matters or lacts shall be conclusive proof of the paragraph shall be not less than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, any secured, enter upon and take possession of said property, the indebtedness hereby security for the indebtedness hereby security to the adequacy of any security for the indebtedness hereby security on mane sue or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expense of operation and collection, including reasonable attentive's less upon any indebtedness secured hereby, and in such order as beneficiary may determine upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of the and other insurance policies or compensation or awards for any taking or damade of the property, and the application or release thereof as altoresaid, shall not ture of waive any default or notice of default hereumder of invalidate any act done pursuant to such notice.

12. Upon default by grantor in payment of any indebtedness secured hereby, and the agent of the property is his very consense and property in validate any act done pursuant to such notice.

pursuant to such notice.

12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, the beneficiary may declare all sums secured hereby immediately due and payable. In such an declare all sums secured hereby immediately due and payable. In such an declare all sums secured hereby immediately due and payable. In such an devent the beneficiary fage or direct the trustee to foreclose this trust deed event the beneficiary stage or direct the trustee to foreclose this trust deed by in equity and sule. In the latter event the beneficiary stage or direct the trustee to foreclose this trust deed by advertisement and sale. In the latter event the beneficial default and his electron to see the said described real property to satisfy the obligations secured to see the said described real property to satisfy the obligations secured thereby, whereupon the trustee shall lix the time and place of sale. Even mitteners at the result of the said described the sale of the sale of the sale described the sale of the sale shall be beneficiary elect to foreclose by advertisement and sale them after default at any time prior to five days before the date set by the trustee or the trustee's sale, the frantor or other person so privileged by trustee or the trustee's sale, the frantor or other person so privileged by the critic amount then due under the terms of the trust deed and the coloring the terms of the obligation and the terms of the trust deed and the coloring the terms of the obligation and when the trust deed and the red of the trust deed and the coloring the terms of the obligation and when the trustee, and attorney's lers not explored the terms of the obligation of the prince of the prin

the default, in which event all foreclosure proceedings shall be dismissed 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 auction to the highest bidder for cash, payable at the time of sale. Trustee 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 implied. The recitals in the deed of any matters of fact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

15. When trustee sells pursuant to the powers provided herein, trustee falling hy the congensation of the trustee and a reasonable charge by truster's attorney. (2) to the obligation secured by the trust deed, (3) to all persons thaving treasing the grants of the frantice of the interest of the trustee in the rather deed at their interests may appear in the order of their pushity and (4) the supplies.

surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

16. For any reason permitt-1 by law beneficiary may from the time appoint a successor to successors to any frustre named berein or to any successor trustee appointed hereunder. Upon such appointent, and without conveyance the successor trustee, the latter shall be ested with all title powers and duties conferred upon any trustee herein named or appointed precurder. Each such appointment and substitution shall be made by written instrument occuted by beneficiary, containing refere to this trust deed instrument occuted by beneficiary, containing refere to this trust deed instrument occuted to be country or countes in which the property is situated. Clerk or Scooler of the country or countes in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

acknowledged is made a public resond as provided by law. Trustee is not obligated to notify any party hereto of perhalm sale under any other deed of trust or of any action or proceeding in which grantor, 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 attorney, who is an active member of the Oregon State 8ar, 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 authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 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 except Trust Deed dated October 4, 1978, recorded October 11, 1978, in Volume M78, page 22788, Microfilm Records of Klamath County, Oregon.

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) Not was a total of the proceeds of the loan represented by the above described note and this trust deed are:

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(c) Not was a total of the proceeds of the loan represented by the above described note and this trust deed are:

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(d) Not was a total of the proceeds of the loan represented by the above described note and this trust deed are:

(e) Not was a total of the proceeds of the loan represented by the above described note and this trust deed are:

(b) Not was a total of the proceeds of the loan represented by the above described note and this trust deed are:

(c) Not was a total of the loan represented by the above described note and the loan represented by the loan represent 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 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 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 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. DIANE M. REID (If the signer of the above is a corporation, use the form of acknowledgment apposite.) (CRS 93,490) STATE OF MERCENIA ) STATE OF OREGON, County of ..... County of Riverside September 12 , 19 83 ....., 19...... Personally appeared Personally appeared the above named RY M. REID and DIANE M. REID and 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 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: and acknowledged the foregoing instrument to be ....voluntary act and deed. Before me: (OFFICIAL SEAL) Notary Public to Oregon California Notary Public for Oregon (OFFICIAL My commission expires: 10-3-83 My commission expires: OFFICIAL SEAL GEORGE R. GAUGER
Notary Public - California
Riverside County REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid My Com. exp. Oct. 3, 1983 ..... Trustee 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: , 19...... Beneticiary Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be imade.

TRUST DEED  [FORM No. 881-1] STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.		STATE OF OREGON,	} <sub>ss.</sub>
Mr. & Mrs. Gary M. Reid		County of	in instru- d on the
Grantor Michael R. Mann and Carol Lynne Lara	SPACE RESERVED FOR RECORDER'S USE	at Nock M., and in book/recl/volume Nopage	recorded on fee/file/
Beneticiary		Record of Mortgages of said	County.
AFTER RECORDING RETURN TO		Witness my hand and County affixed.	! seal of
MOUNTAIN TITLE COMPANY, INC.		NAV:	
\$6383		Bv	*****

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EXHIBIT "A"

This Trust Deed is an "All-Inclusive Trust Deed" and is second and subordinate to the Trust Deed now of record dated October 4, 1978, and recorded October 11, 1978, in Volume M78, page 22788, Microfilm Records of Klamath County, Oregon, in favor of Lyle W. Glenny and Valrey K. Glenny, husband and wife, as Beneficiary, which secures the payment of a note therein mentioned. Michael Robert Mann and Carol Lynne Mann, also known as Carol Lynne Lara, husband and wife, Beneficiary herein agrees to pay, when due all payments due upon the said Promissory Note in favor of Lyle W. Glenny and Valrey K. Glenny, husband and wife, and will save Grantors herein, Gary M. Reid and Diane M. Reid, husband and wife, harmless therefrom. Should the said Beneficiary herein default in making any payments due upon said prior Note and Trust Deed, Grantor herein may make said delinquent payments and any sums so paid by Grantor herein shall be credited upon the sums next to become due upon the Note secured by this Trust Deed.

STATE OF OREGON; COUNTY OF KLAMATH; 55 Filed for record this 16th day of September A. D. 1983 at 3;35 o'clock Ingard' duly recorded in Vol. M 83 EVELYN BIEHN, County Clerk Fee \$ 12.00