31)562  THIS TRUST DEED, made thi	JKO21 DEED	· · · · · · · · · · · · · · · · · · ·	10.83 between
THIS TRUST DEED, made thi	is 4th day of .		, as Trustee, and
THIS TRUST DEED, made Ida Lena Spires  Tantor, William P. Brand South Valley St.	dsness ate Bank	1	
	***************************************	1	
Grantor irrevocably grants, bar	WITNESSETH	I: trustee in trust, with pow	ver of sale, the property
Grantor irrevocably grants, bar KlamathCour	nty, Oregon, described as:	TO LAT OF DIA	ck 10, INDUSTRIAL
111 of Lots 27, 28, 29,	30, 31, 32, 33, 34  at	County of Klamath,	State of Oregon,
ADDITION TO THE describ	ed as follows: begin	along the West line	of East Main Street:
ADDITION TO THE EXCEPT THAT Part describ Lot 35 and running thence Street a distance of 16.	46 feet to a point o	n said West line of 8 feet to a point on	the South line of
hadinning, enclosing			11
cather with all and singular the teneme	nts, hereditaments and appurter	nances and all other rights ther nd all fixtures now or hereafter	attached to or used in connec- contained and payment of the
ow of fictions real estate.	PING PERFORMANCE OF EA		
sum of STXLY-11VC TITLE	Dolla	grantor, the final payment of	principal and
note of even date herewith, payable to be not sooner paid, to be due and payable The date of maturity of the debt s The date of maturity of the debt s	October 4 secured by this instrument is the	date, stated above, on which to or any part thereof, or any inte-	the final installment of said note rest therein is sold, agreed to be it or approval of the beneficiary,
becomes and and party alienated by	y the grant I be this instrum	letit, lifespeer	
then, at the beneficiary's option, an ob-	d payable.	, timber or grazing purposes.	or plat of said property; (b) join in
- the security of this its	t separty in Good condition but	nting any easement or creating any so-dination or other agreement after ereof; (d) reconvey, without warrant, anter in any reconveyance may be	or plat of said property; (b) join in y restriction thereon; (c) join in any restriction thereon; (c) join in any restriction this deed or the lien or charge y, all of any part of the property. The described is described in the property. The state of any part of the property of the said state of any part of the said state of the said
I. To protect, not demolish any hu	erty. and in good and workmanlike le. hay be constructed, damaged or bincurred therefor.	an time and deldun by	t stant of DV d /ter.
destroyed thereon, and pay with all laws, ordinance 3. To comply with all laws, ordinance tions and restrictions affecting said property; it is and restrictions affecting statements put tions and restrictions.	it the beneficiary so requests, to the Uniform Commer- ursuant to the Uniform Commer- ty for liling same in the	10. Upon any detail of the without notice, either in person, ointed by a court, and without regain ointed by a court, and without regain ointed by a court, and secured, enter	by agent or by a feet of any security for rd to the adequacy of any security for upon and take possession of said propupon and take possession of said propupon and take possession of said propupon are setting.
cial Code as the benefit of ices, as well as the proper public office or offices, as well as the proper public offices or searching agencies as miles of the public offices or searching agencies as miles of the public of the pu	ay be deemed destrable by the	rty or any part thereof, in its own introduction and profits, including those passess and expenses of operation as costs and expenses of operation as the costs and expenses of operation as	t due and unpaid, and apply attor- nd collection, including reasonable attor- need bereby, and in such order as bene- ired bereby, and in such order as the
heneliciary to provide and continuously main a feet and premise now or hereafter erected on the said premise now or hereafter erected as the benefit of the pending of the	s against loss or damage by the same to time require, in any from time to time require, in	iclary may determine.  11. The entering upon and p	taking possession of at live and other rolls, or the proceeds of lamage of the
an amount not less than a companies acceptable to the beneficiary, with companies acceptable to the beneficiary, with companies acceptable to the beneficiary, with companies and insurance shall be delivered to the rolicies of insurance shall be delivered to the	h loss payant as own as insured; in beneficiary as own as insured; in recurred and to recurre any such insurance and to recurred any such insurance and to	property, and the application or release property, and the application of defait waive any default or notice of defait	alt hereunder or invalidate any action of any indebtedness secured
if the trantor shall fall the beneficiary at least deliver said policies to the beneficiary at least tion of any policy of insurance now or he tion of any policy may procure the same at the beneficiary may procure the same at	granter's expense. The amount granter's expense. The amount policy may be applied by benefi-	12. Upon default by grantor hereby or in his performance of any hereby are all sums secured hereby im	in payment of the beneficiary may agreement hereunder, the beneficiary may nucleately due and payable. In such an inediately due and payable in such an inediately due and possession for localise this trust deed by the localise localise for localise for the localise for localise
collected under any fire or other thereby cary upon any indebtedness secured hereby cary upon any indebtedness secured hereby cary upon any indebtedness secured hereby cary determine, or at option of beneficiary determine, or at option of beneficiary	and in such order as collected, or the entire arrount so collected, or . Such application or release shall r. Such application or release shall recommended to invalidate any	event the beneficiary at his electronic event the beneficiary at his electronic in equity as a mortgage or direct in equity as a mortgage or direct advertisement and sale. In the latter advertisement and sale.	he trustee to foreclose the trustee shall event the beneficiary or the trustee shall event the notice of default and his election written notice the obligations secured
not cure or waive any default of not cure or waive any default of not cure pursuant to such notice, act done pursuant to such notice.  To keep said premises tree from the charges that not not consider the charges that not not not not not not not not not no	construction lens and to pay all may be levied or a sessed upon or may be levied or a sessed upon or may be levied or a sessing and other	to sell the said described real hereby, whereupon the trustre shall thereby as then required by law at thereof as then required in ORS \$6.740	fix the time and place this trust deed in nd proceed to foreclose this trust deed in 10 86.795.
taxes, assessing the property before any part of against said property before any part of a delinquent and charges become past due or delinquent and to beneficiary; should the grantor fail to me to beneficiary; should the grantor fail to me to beneficiary; should the grantor fail to me to be to be the fail to me to be the fail to be the	I promptly deliver receipts taxes, assess- make payment of any taxes, assess- charges payable by grantor, either charges payable by grantor, either charges with funds with which to	13. Should the beneficiary enter after default at any time price the trustee in the trustee to the beneficiary.	or to live days before the date of the form of the person so privileged by grantor or other person in interest, respecticiary or his successors in interest, respecticiary or his successors in interest, respectively.
ments, insurance premiums, tiens ments, insurance premiums, tiens by direct payment or by providing bene by direct payment, beneficiary may, at make such payment, beneficiary may, at	diciary with time the payment thereof, its option, make payment thereof, its option, make payment thereof, its option of this payment in payment in the payment thereof, its payment the payment thereof, its payment the payment thereof, its payment the payment thereof the payment	ORS 86.760, may pay to the due rively, the entire amount then due including the obligation secured thereby (including the obligation)	under the terms of the ing costs and expenses actually incurred to ing costs and expenses actually incurred to on and trustee's and attorney's fees not ex- on and trustee's and attorney's fees not ex- tension such portion of the prin
hereby together with the obligated hereby together with the such payments,	a part of the delay of the arising from breach of any of the arising from breach, the proposition of the with interest its aloresaid, the proposition shall be bound to the	ceeding the amounts provided by cipal as would not then be due the default, in which event all to	had no default occurred, the dismissed by the dismissed by the dismissed by the data and at the time are
erty hereinbelore described, as well are the same extent that they are bound for the same extent that they are bound shall be described, and all such payments shall be described, and all such payment thereof shall be described.	e payment of the and payable with- immediately due and payable with- hall, at the oftion of the beneficiary, hall, and the beneficiary,	14. Otherwise, the sale sha place designated in the notice of the postponed as provided by law	sale or the time to which said said to The trustee may sell said property eith The trustee may sell said property eith cels and shall sell the parcel or parcels cels and shall sell the time of sale. Trust
describes, and the nonpayment the out-notice, and the nonpayment the trust describer all sums secured by this trust deed, constitute a breach of this trust deed, constitute a breach of the sum of the costs.	d immediately que including the cost enses of this grust including the cost and expenses of the trustee incurred of the and trustees and attorney's	in one parcel or in separate par in one parcel or in separate par auction to the highest bidder for shall deliver to the purchaser its the property so sold, but withou	cash, payable at the time on the convey deed in form as required by law convey deed in form as required by law convey or its con
of title search in connection with or in enforcing this in connection with or in enforcing this in control tess actually incurred in and defend any 7. To appear in or rowers of broad the control of the	enetion or proceeding purporting to eneticiary or truster; and in any suit, eneticiary over man appear, including	plied. The recitals in the dred, of the truthfulness thereol. Any of the frantor and beneficiary, may the grantor and then trustee sells put the control of	person, excluding the transfer purchase at the sale, purchase at the powers provided herein, true itsuant to the powers provided herein, true itsuant to the powers provided herein, true
affect the security in which the benefic action of proceeding in which the deep action of this deep and the benefic	d, to pay all costs and Ciperal the interior of trustee's attorney's fees; the interior of trustee's attorney's fees; the interior of trustee's and cases shall be accordant.	shall apply the proceeds of the cluding the compensation of the cluding the compensation of the	trustee and a reasonable charge by trustee and a reasonable charge by the arrow deed. (3) to all persecured by the trust of the trustee in the t
amount of attorney's fees mentale amount of attorney's fees mental in the even fixed by the trial court and in the even fixed by the trial court. grantor furthe device of the trial court. grantor further to a subject to a subj	at of an appeal from the aper agrees to pay such sum as the aper as the benefit larges or trustee's affor	having recorded liens subsequent deed as their interests may app surplus, if any, to the grantor controllers.	ear in the order of their priority of to his successor in interest entitled to so to his successor in interest entitled to so to his successor in interest entitled to so
new's fees on such appeal.  It is mutually adreed that:  It is mutually adreed that any partien  8. In the event that any partien	or all of said preferty shalf be take	16. For any reason per time appoint a successor or suc successor trustee appointed her successor trustee appointed her	mitted by any trustee named herein of the centers to any trustee named herein of with europe. Upon such appointment, and with europe, the latter shall be vested with all astee, the latter shall be vested or appointment or appointment.
right, it is elects, to require that an right, it is needed, to such taking, which are emperation for such taking, which	are in excess of the amount	powers and duties conferred to powers and duties conferred to the ferminest Each such appointed instrument executed by hench instrument and record, which	isent and substitution shall be that trust clary, containing reference to this trust clary, containing reference to this trust, when recorded in the office of the Co., when recorded in which the property is situ
incurred by grantor in such properties incurred by it liest upon any reasonable applied by it liest upon any elaste courts.	costs and expenses an incutred by ben necessarily faid or incutred by ben the indebtedne	normal its place of record, which and its place of records of the count clerk or Recorder of the count shall be conclusive proof of prospers accepts the conclusive accepts the conclus	by or counties in which the property oper appointment of the successor trustee, is trust when this deed, duly executed is trust when the provided by law. Trustee i
ficiary in such proceedings, and secured hereby; and frantot agrees, at secured hereby; and frantoments as shall and execute such instruments as shall and execute such turn beneficiary's	the necessary in obtaining such collegest to the request.	acknowledged is made a public not play not of play of the property of the prop	lic record as dink tale under any other to hereto of pendink tale under any other to ceeding in which grantor, beneficiary or to ceeding in which grantor, beneficiary or to the proceeding is brought by trustee.
and escula such instruments of proceedings of the processing promptly upon Longitudes of the processing of the processing the processing of the processing o	enration of the embeddation), without affect open, for embeddation), without affect open, trustee it	aliall be a party unless such i	of the chapter Stone Bar in horse that or recommendation in the that is cause tille to know agent becaused codes of Stoney 505 to 69
NOTE: the fruit Deed Air provides that or savings and four assertation authority property of this state, its subsidiaries, o	the trustee herounder must be either	Organ is the United States, or the ex	retem nifatet receivant resear deute auch eine ein ein

Deputy

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),

(b) for an organization, or (even it grantor is a natural person) are for business or commercial purposes other than agricultural 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 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 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 heneficiary is a creditor as such ward 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. (If the signer of the above is a corporation, use the form of acknowledgment opposite.) STATE OF OREGON, County of STATE OF OREGON ..... Manath Personally appeared lovember 10 who, each being first Personally appeared the above named duly sworn, did say that the tormer is the Terra president and that the latter is the ... a corporation, and that the seal affixed to the foregoing instrument is the 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 and deed.

Before me: secretary of . and acknowledged the foregoing instru-· voluntary net ment to be Before . 1 (OFFICIAL (OFFICIAL sàin Notary Public for Oregon SEAL) SEAL) Notary Public for Oregon My commission expires: My commission expires: //-REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid ....., Trustee TO: 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 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 bytyou under the same. Mail reconveyance and documents to DATED: Beneliciary De not lose or destray this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made. STATE OF OREGON, TRUST DEED I certify that the within instrument (FORM No. 881) was received for record on the 1141 day at .3:35... o'clock ...P.M., and recorded page ....105311.... or as fee/file/instru-SPACE RESERVED Grantor ment/microfilm/reception No. ... 30.562 FOR RECORDER'S USE Record of Mortgages of said County. Witness my hand and seal of County affixed. Beneticiary Evelyn Biehn, County Clerk

Fee: \$8.00