홍영상님, 양성권에 선생님이는 것 같은 사망님께요? <u>이가 가</u> 집양 적인 것이야~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
• U.S. Creditcorp	anily recorded in the second s
Medford	anix recreated in the DEED OF TRUST 205.77
Grantor ("Owner"), Robert J. M	Date: November 30,, 1983
Address: 2530 Berkeley, Klamath Fall	16 0
The bank of Milwaukie 1040	00 0 7
Beneficiary ("Lender"): U.S.CREDITCORP, an Oregon C Address: <u>259 Barnett Rd., Suite 1, M</u>	Corporation, Medford
	Branch Branch
Klamath County State of	oveys to Trustee, in Trust, with power of sale, the following "Property" in Oregon, including all improvements power of the second secon
rected thereon:	nveys to Trustee, in Trust, with power of sale, the following "Property" in Oregon, including all improvements now and hereafter
The Southerly 72 c	
City of Klamath Falls, according to of the County Clerk of Klamath Count alley which innured thereto.	and 3, Block 16, BUENA VISTA ADDITION to the the official plat thereof on file in the office ty, Oregon, TOGETHER WITH that portion of vacated
	· 그는 것이 같이 있는 것은 것이 있는 것이다. 같은 것이 안 해야 한 것은 것이 같은 것이 있는
철학에 여 가장이 가지 않는 것이 있는 것을 가지 않는 것을 하는 것이다. 같은 석 <u></u>	
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Property is not currently used for agricultural timber and	
2. This Deed of Trust ("Trust Deed") secures the repayment by Robert L. Mason	ng purposes. Nent of all amounts owed on a la
ed by Robert L. Mason ated November 30, 1983	nent of all amounts owed on a loan evidenced by a promissory note ("Note")
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 and by <u>Robert L. Mason</u> ated <u>November 30, 1983</u>, the original Loger and <u>November 30, 1983</u>, the original Loger and <u>November 30, 1983</u>, the original Loger and Mount, with interest, is due on the maturity date, where the advect and the notice renew or extend the Note, and this T. The beindexed, adjusted, renewed or renegotiated in accordance in the original period of the beindexed, adjusted, renewed or renegotiated in accordance. 3. Owner agrees to perform all acts necessary to insure and the Note. 3. Owner agrees to perform all acts necessary to insure and the Note. 3. Owner agrees to perform all acts necessary to insure and the value of the Property and Lender's interest in it, includ sut not limited to the following acts: 3. Owner will keep the Property in good condition of insurance must be enough to pay 100% of any loss, up to alance owed on the loan, despite the effect of any co-insurance satistime. 3.2 Owner will not sell or otherwise transfer any interture the Property, or offer to do so, without Lender's written the Property, or offer to do so, without Lender's written the Sound when they are due. 4. If Owner fails to perform any of the agreements made in a scoutbrance of the performance of the agreements and in the cost to the Loan Amount, on which interest is calculated, will pay Lender the costs immediately or in increased pay-whichever Lender demands. 	 ment of all amounts owed on a loan evidenced by a promissory note ("Note") ("Borrower") which is payable to Lender. The Note ban Amount is \$<u>37,300.00</u>, and the final payment of the bich is <u>12-5-98</u> Trust Deed shall secure all such extensions and renewals, whether or not the te Note. The interest rate, payment terms and balance due under the Note with the terms of the Note and on account of any extensions and renewals 5.4 Any signer of this Trust Deed or any signer of the Note misrepresented or falsified any material fact in regard to either the Property, the financial condition of any signer of the Note or any guarantor or surety for the Note, or the application for the loan evidenced by the Note. 5.5 The Property is damaged, destroyed, sold, levied upon, seized, attached, or is the subject of any signer of the Note, or any guarantor or surety for the Note, becomes Insolvent, makes an assignment for creditors or is the subject of any bank- ruptcy or receivership proceeding. 5.7 Any partnership or corporation that has signed the dissolves or terminates its existence. 6. After default, Lender may taka any one or more of the following actions at Lender's option, without notice to Owner: 6.1 Lender may continue to charge interest on the unpaid Loan Amount at the rate(s) of interest specified in the Note. 6.3 Lender may declare the entire unpaid amount owed on the loan, including interest, to be due and payable immediately. 6.3 Lender may with respect to all or any portion of the Property, ecreise the right to foreclose this Trust Deed
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 and by <u>Robert L. Mason</u> ated <u>November 30, 1983</u>, the original Logent Amount, with interest, is due on the maturity date, where the amount, with interest, is due on the maturity date, where the amount and renewals are longer than the original period of the the be indexed, adjusted, renewed or renegotiated in accordance are Note. 3. Owner agrees to perform all acts necessary to insure and the the Note. 3. Owner agrees to perform all acts necessary to insure and the the Note. 3. Owner agrees to perform all acts necessary to insure and the net the value of the Property and Lender's interest in it, include the Note. 3. Owner will keep the Property in good condition of insurance must be enough to pay 100% of any loss, up to alance owed on the loan, despite the effect of any co-insurance and inspect the Property at the Property, or offer to do so, without Lender's written the Property, or offer to do so, without Lender's written the Property, or offer to do so, without Lender's written the Property, or offer the performance of the agreements made in a site of the Loan Amount, on which interest is calculated. 4. If Owner fails to perform any of the agreements made in a site cost to the Loan Amount, on which interest is calculated. 5.1 The promised payment dates, or there is a failure to perform any agreement in the Note. 	 ment of all amounts owed on a loan evidenced by a promissory note ("Note") ("Borrower") which is payable to Lender. The Note ban Amount is <u>37,300.00</u>, and the final payment of the itch is 12-5-98 Trust Deed shall secure all such extensions and renewals, whether or not the e Note. The interest rate, payment terms and balance due under the Note with the terms of the Note and on account of any extensions and renewals 5.4 Any signer of this Trust Deed or any signer of the Note misrepresented or falsified any material fact in regard to either the Property, the financial condition of any signer of the Note or any guarantor or surety for the Note, or the application for the loan evidenced by the Note. 5.5 The Property is damaged, destroyed, sold, levied upon, seized, attached, or is the subject of any foreclosure action. 5.6 Any signer of this Trust Deed, any signer of the Note, or any guarantor or surety for the Note, becomes Insolvent, makes an assignment for creditors or is the subject of any bank- ruptcy or receivership proceeding. 5.7 Any partnership or corporation that has signed the Note or this Trust Deed, or is a guarantor or surety for the Note, dissolves or terminates its existence. 6. After default, Lender may taka any one or more of the following actions at Lender's option, without notice to Owner: 6.1 Lender may continue to charge interest on the unpaid Loan Amount at the rate(s) of interest specified in the Note. 6.3 Lender may declare the entire unpaid amount owed on the loan, including interest, to be due and payable immediately. 6.3 Lender may, with respect to all or any portion of the Property, exercise the right to foreclose this Trust Deed or foreclose this Trust Deed by advertisement and sale, or foreclose this Trust Deed

6.3.3 If proceedings are commenced to foreclose this Trust Deed by advertisement and sale and if all or any portion of the Note secured by this Trust Deed has become due by reason of a default under the terms of this Note then, at any time prior to five days before the date set by the Trustee for the Trustee's sale, the Grantor or other person so privileged by applicable law may pay to Lender the entire amount then due under the terms of the Note and this Trust Deed, other than such portion of the principal as would not then be due had no default occured, and thereby cure the default, in which event all foreclosure proceedings shall be dismissed by the Trustee.

6.3.4 If Owner fails to cure the default as provided in 6.3.3 above, the Trustee may sell the 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 purchaser its deed in form as required by law conveying the Property so sold, but without an covenant of warranty, express or implied. Any person, excluding the Trustee, but including Owner and Lender, may purchase at the sale.

6.4 Lender may, by agent or by court-appointed receiver, enter upon, take possession of and manage the Property, and collect the rents from the Property, provided the Property is not then the farm lands or homestead of Owner. Lender shall be entitled to appointment of a receiver, whether or not the apparent value of the Property exceeds the amount that is owed on the Note and this Trust

Deed. The receiver shall serve without bond if the law permits it. 6.5 Owner will be liable for all costs and disbursements Lender may be entitled to by law in connection with any action, suit, or proceeding to collect any amount owner owes, and all expenses, costs, and disbursements incurred to foreclose upon the Property.

6.6 If Lender refers the Note or this Trust Deed to a lawyer who is not Lender's salaried employee, Owner will pay Lender reasonable fees that Lender actually pays the lawyer, including any for appeals.

6.7 Subject to any limitations imposed by applicable law, either before or after a sale of the Property under a judicial forclosure, or prior to a sale of the Property by advertisement and sale by the Trustee, Lender may sue for and recover from Borrower all amounts remaining unpaid under the Note and this Trust Deed. 7. The rights of Lender under this Trust Deed are in addi-

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tion to Lender's rights under any other agreements or under the law; Lender may use any combination of those rights.

Lender is not required to give Owner any notice, except notices that are required by law and cannot be given up by Owner. Any notice Lender must give to Owner will be considered given when mailed to Owner at the address stated in this Deed of Trust. Except in situations for which a longer notice period is specifically provided by law, Owner agrees that 10 days notice is reasonable notice.

Lender may require Owner to perform all agreements precisely and on time, even if Lender may at other times have given Owner extra time or may not have required precise performance.

10. When all sums secured by this Trust Deed are paid Lender shall request Trustee to reconvey the Property. Trustee shall reconvey the Property to the person legally entitled thereto. Such person shall pay all fees for filing the reconvergence and chall pay person shall pay all fees for filing the reconveyance and shall pay Trustee a reasonable fee for preparation and execution of the reconveyance instrument.

11. If all or any part of the Property is condemned, Lender may at its election require that all or any portion of the net proceeds of the award be applied on the Note. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses and attorneys' fees necessarily paid or incurred by Owner and Lender in connection with the condemnation. If any proceedings in condemnation are filed, Owner shall promptly take such steps as may be necessary to defend the action and obtain the award.

12. <u>DUE ON SALE CLAUSE</u>. Lender, at Lender's option, may declare immediately due and payable (accelerate) all sums secured by this Trust Deed if all or any part of the Property, or an interest therein, is sold or transferred. If Lender exercises the option to accelerate Lender may invoke any default remedies permitted under this Deed of Trust and applicable law. Lender may exercise Lender's rights under this Due on Sale provision each time all or any Lender is rights under this Due on Sale provision each time all or any part of the Property, or any interest therein, is sold or transferred, whether or not Lender exercised such rights on any previous transfer.

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	CORPORATE ACKNOWLEDGMENT	
STATE OF OREGON		
County of <u>Klamath</u>) <u>November 30, 19 83</u>	County of) ss.	
Personally appeared the above-named <u>Robert L. Mason</u>	Personally appeared,, 19, and	
and acknowledged the foregoing instrument to be <u>his</u>	that he, the said, who, being sworn, stated and he, the said is a of Grantor corporation and that the seal affixed hereto is its seal and that this Deed of Trust was voluntarily signed and sealed in be- half of the corporation by authority of its Board of Directors. Before me:	
Notacy Public for Oregon. My commission expires: 2-28-1985	Notary Public for Oregon My commission expires:	
OF FOR THE COMPANY OF STREET FO	RRECONVEYANCE	

the A. Marine

Nobert L. Mason

MITR', SECONDUM Trustee: The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness 14 8 17 2 secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

U.S. Creditcorp

bv

Reading. Date _ 建压机 的复数运行 "guanau)

After reconveyance, please send all documentation to:

THIS SPACE FOR RECORDER'S USE DEED OF TRUST 的复数路上 STATE OF DREGON; COUNTY OF KLAMATH; \$3. Filed for record Grantor **U.S. CREDITCORP** Beneficiary this_1st day of Dec. A.D. 19 83 at 10:35 oclock AM, and duly recorded in Vol. M83 , of Mortgages on Pace20547 After recording return to: EVELYN BIEHN, County Clerk Fee: \$8.00 By IAm emith.