TN-1	M No. 881-Oregon Trust Deed Series-TRUST DEED. 31427 TRUST DEED Vol. M83 Page 2104
	THIS TRUST DEED, made this8thday of December, 19.83, betw
	LEROY L. GILDER and CAROL H. GILDER, husband and wife, as Trustee, Grantor, MOUNTAIN TITLE COMPANY INC.
as 	Grantor,
	Beneficiary,
in	WITNESSETH: Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the proj Klamath
	Lot 14, Block 1, TRACT NO. 1038, a Re-Subdivision of Lots 10 thru 15, Block 1, MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
	for and the so statute for some press to the sheet while a section will be defressed to the tracket for contractions for any possible for contractions for any possible for the section of the
2	tate descente belonding of in
	together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in a now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in
•	now or hereafter appertaining, and the tone) the terms of each agreement of grantor herein contained and payment from with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment for the purpose of security of the purpose
	Dollars, with interest thereon according to the termination of principal and interest h
	not sooner paid, to be due and payable
	To protect the security of this trust deed, grantor agrees: (a) consent to the making of this may restriction thereon; (c) jo granting any easement or creating any restriction thereon; (c) jo granting any casement or creating any restriction thereon; (c) jo subordination or other agreement allecting this deed or the lien
	not to commit or permit any waste of said property. 2. To complete or restore promptly and in good and workmanlike gange any building or improvement which may be constructed, damaged or manner any building or improvement which may be constructed, damaged or be conclusive proof of the truthluness thereoi. Trustee's less flow 55.
	destroyed inercein, all pay and hereunder, beneticiary or so requests, to tions and restrictions altecting said property; it the beneficiary so requests, to tions and restrictions altecting said property; it the beneficiary construction in executing such linancing statements pursuant to the Uniform Commer- ion in executing such linancing statements pursuant to the Uniform Commer- ion in executing such linancing statements pursuant to the Uniform Commer- ion in executing such linancing statements pursuant to the Uniform Commer- ion in executing such linancing statements pursuant to the Uniform Commer- ion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statements pursuant to the Uniform Commer- tion in executing such linancing statement pursuant to the Uniform Comm
	cial Gode as the beneficially will as the cost of all lien searches made the independent of the secol, in its own name sue or otherwise collect proper public ollices or olices, as well as the cost of all lien searches made erty or any part thereol, in its own name sue or otherwise collect by tiling officers or searching agencies as may be deemed desirable by the beneficiary. Less costs and expenses of operation and collection, including reason hereificiary.
	4. To provide and continuously maintain loss or dumage by lire ney's tees upon any indeptedness accured in the said premises against loss or dumage by lire in the said state of the said premises against loss or dumage by lire in the said state of
	companies acceptable to the beneficiary as soon as insurance insurance property, and the application or release thereol as aloresaid, shall policies of insurance shall fail for any reason to procure any such insurance and to it the grantor shall fail for any reason to procure any such insurance and to it the grantor shall fail for any reason to procure any such insurance and to the grantor shall fail for any reason to procure any such insurance and to the grantor shall fail for any reason to procure any such insurance and to the grantor shall fail for any reason to procure any such insurance and to the grantor shall fail for any reason to procure any such insurance and to the grantor shall fail for any reason to procure any such insurance and to the grantor shall fail for any reason to procure any such insurance and to the grantor shall fail for any reason to procure any such insurance and to the grantor shall fail for any reason to procure any such insurance and to the grantor shall fail for any reason to procure any such insurance and to property, and the application or release thereol as aloresaid, shall a first shall fail for any reason to procure any such insurance and to the grant shall the application or release thereol as aloresaid, shall a first shall the s
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	may determine or at option of beneficiary the entire announce of release shall any part thereol, may be released to grantor. Such application or release shall not cure or waive any delault or notice of delault hereunder or invalidate any not cure or waive any delault or notice of delault hereunder or invalidate any not cure or waive any delault or notice of delault hereunder or invalidate any any part the option of the
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	described, and all such phyment thereof shall, at the option of the beneficiary. It of the wisk, the option of the beneficiary. It of the notice of sale or the time to which s out notice, and the nonpayment thereof shall, at the option of the beneficiary.
	constitute a breach of this this and expenses of this trust including the cost in one parcel of in subject to cash, payable at the time of of To pay all costs, lees and expenses of the trustee incurred auction to the highest bidder for cash, payable at the time of of title search as well as the other costs and expenses of the trustee's and attorney's shall deliver to the purchaser its deed in form as required to warranty, e the romerty of sold, but without any covenant or warranty, e the romerty so sold, but without any covenant or warranty, e
	tees actually incurred. 7. To appear in and delend any action or proceeding purporting to plied. The recitats in the decision excluding the trustee, 7. To appear in and delend any action or proceeding purporting to plied. The recitats in the decision excluding the trustee, the security rights or powers of beneficiary or trustee; and in any suit, of the truthfulness thereof. Any person, excluding the trustee, affect the security rights or powers of beneficiary or trustee; and in any suit, of the frantor and beneficiary, may purchase at the sale.
	action or proceeding in which the the ded, to pay all costs and expenses, in- any suit for the foreclosure of this deed, to pay all costs and expenses, in- cluding evidence of title and the beneficiary's or trustee's attorney's tes; the amount of attorney's lees mentioned in this paragraph 7 in all cases shall be amount of attorney's lees mentioned in this paragraph 7 in all cases shall be amount of attorney's lees mentioned in this paragraph 7 in all cases shall be amount of attorney's lees mentioned in this paragraph 7 in all cases shall be amount of attorney's lees mentioned in the payment of the trust deed, (3)
	decree of the trial court, grantor further agrees to pay such sum as the ap- pellate court shall adjudge reasonable as the beneficiary's or trustee's affor- pellate court shall adjudge reasonable as the beneficiary's or trustee's affor- surplus, il any, to the grantor or to his successor in interest
	It is mutually agreed that, or all of said property shall be taken 8. In the event that any portion or all of said property shall have the the identification of the successor of successors to any trustee named the the identification of the successor of successors to any trustee named the successor to any trustee appendix the successor to any trustee appendix the successor to any trustee appendix the successor to any trust
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	and execute such instruments as shall be necessary in obtaining such come 17. Trustee accepts this trust which will be accused by law acknowledged is made a public record as provided by law acknowledged is made a public record as a such as provided by law acknowledged is made a public the such as provided by law acknowledged is made acknowledged is made a public the such as provided by law acknowledged is made acknowledged is made acknowledged is made a public the such as provided by law acknowledged is made acknowledged is provided by law acknowledged is made ack
	ficiary, payment of its fees and presentation of this ideed and the note for trust or of any action or proceeding in which is brought b endorsement (in case of full reconveyances, for cancellation), without allecting shall be a party unless such action or proceeding is brought b

n active member of the Oregon State Bar, a bank, trust company States, a title insurance company authorized to insure title to real thereaf, or an escrow agent licensed under ORS 696.505 to 696.585. NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active or savings and lean association authorized to do business under the laws of Oregon or the United States, property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof,

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The grantor covenants and adress to an	d with the beneficiary and those claiming under him, that he property and has a valid, unencumbered title the
fully seized in fee simple of said described real	d with the beneficiary and those claiming under him, that he property and has a valid, unencumbered title thereto EXCE Oregon, represented and acting by the bit
Mortgage in favor of the State of	property and has a valid, unencumbered title thereto EXCE Oregon, represented and acting by the Director 10, 1974 in Volume M74 page 582h
of Veterans' Affairs recorded May	
Records of Klamath County, Oregon.	10, 1914 in Volume M74, page 5834, Microfilm
and that he will warrant and forever defend the	10 Same adoined all
	a cance against all persons whomsoever.
	M. Carlos and M. Barras, and M. Barras, "A strain of the strain of th
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(a)* primarily for grantor's personal to the lo	an represented by the above described note and this trust deed are: usehold or agricultural purposes (see Important Notice build are:
(b) -lor-en-organisation, or-(oven il-granter in	ban represented by the above described note and this trust deed are: usehold or agricultural purposes (see Important Notice below), -Ratural-person) are for business or commendation
The state of the s	portiony are for business or commercial many sur asta
tors, personal representatives, successors and anity m	nd binds all parties hereto, their heirs, legatees, devisees, administrators, be term beneficiary shall mean the holder and owner, including pledgee and the singular work of this deed and whenever the context of the
contract secured hereby, whether or not named as a bene masculine gender includes the	the binds all parties hereto, their heirs, legatees, devisees, administrators be term beneficiary shall mean the holder and owner, including pledgee sliciary herein. In construing this deed and whenever the context so requi and the singular number includes the plural.
and the neuter	and it. Constituing this deed and whomas it
IN WITNESS WHEREOF, said grantor	has hereunto set his hand the day and year first above writte
* IMPORTANT NOTICE: Delete by Inter	set his hand the day and year first above writte
beneficiary Mucr and in the Truth-in-Lending Act and Pe	ary is a creditor Liee Gildon - celler
if this instrument is adveiling, use Stevens-Ness Form No. 1305	lien to finance
	ice the purchase
and the Act is not required, disregard this notice	t. If compliance Carol H. Gilden
(If the signer of the abave is a corporation, use the form of acknowledgment opposite.)	
- Bindit Opposite.)	가지 (1997)에 가지 (1997)에 가지 (1997)에 가지 (1997)에 가지 (1997), 이번 전 가지 (1997)에 가지 (1997)에 가지 (1997)에 가지 (1997)에 가지 (19 이 사실 전 (1997)에 가지 (1997 이 사실 전 (1997)에 가지 (1997)
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County of Klamath	STATE OF OREGON, County of
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Personally appeared the above named	Personally appeared
Lee Gilden & Carol H. Gilder	
	duly sworn, did say that the former is the
	president and that the latter is the
	secretary of
ment to be trible	a corporation, and that the seal affixed to the foregoing instrument corporate seal of said corporation and that the instrument
ment to be their voluntary act and deed.	
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