32532	TRUST DEED	K Vol. MS4 Pag	SHING CO., PORTLAND, OR. 9720
THIS TRUST DEED, made EDWARD F. KRUSE, JR.	this9thday of	Sentember	, 19.83., between
as Grantor, MOUNTAIN TITLE			
BENJAMIN E. LOVELL as Beneficiary,			, as Trustee, and
as Beneficiary,			,
Grantor irrevocably grants, be inKlamathCom		trustee in trust, with power o	
Lot 1 in Block 23 of SPRAGUE on file in the office of the	RIVER VALLEY ACRES, ac County Clerk of Klamat	cording to the officia. Th County, Oregon.	l plat thereof
THIS TRUST DEED IS AN ALL-INC TO A FIRST TRUST DEED IN FAVO CORPORATION, TRUSTEE UNDER TH	RUST NO. 0172.	I DERVICES, INC., A CAI	ID AND JUNIOR JIFORNIA
SEE EXHIBIT "A" ATTACHED HERE	TO AND BY THIS REFEREN	CE MADE A PART HEREOF.	
together with all and singular the tenement now or hereafter appertaining, and the rents tion with said real estate. FOR THE PURPOSE OF SECURI. sum of TWO THOUSAND THREE HUN		attached	to or used in connec-
note of even date herewith, payable to benef.	iciary or order and made by grante	th interest thereon according to the principal of principal of the final payment of principal of the principal of the final payment of the principal of the pri	terms of a promissory
becomes due and payable. The above described real property is not	currently used for agricultural timber	stated above on which it is a	stallment of said note
I. To provide the security of this trust de I. To compute preserve and maintain said pri- not repair, not the remove or demolish any building. 2. To compile or restore prompily and in anner any building or improvement which may be estroyed threading or improvement which may be estroyed threading any when due all costs incurred ons and restitutions allecting said property: if the bi- in in executing such linancing statements pursuant to all Code as the beneficiary may require and to pay the officers or searching agencies as may be di- neiting officers or searching agencies as may be di- section officers or searching agencies as may be a such as the beneficiary may require and to pay the officers or searching agencies as may be di- neliciary. A to provide and continuously maintain insu- at such other harards as the beneficiary may from amount not less than 5. MIA.	eed, grantor agrees: operty in good conditions and or improvement thereon; of improvement thereon; of and workmanlike constructed, damaged or therefor. ations, covenants, condi- eneliciary so requests, to o the Unitorm Commer- to the Unitorm Commer- to the Unitorm Commer- thereof by an tall lien scarches made leemed desirable by the time to time require the indebted rety or any time to time require the indebted time to time the time the indebted time to time the time the indebted time to time the	to the making of any map or plat of sa ' easement or creating any restriction th or other agreement allecting this devi- reconvey, without warrantv, all or any po- my reconveynee may be described as ed thereto,'' and the recitals there'n of ar ' proof of the truthluiness thereof. Trust ioned in this paragraph shall be not less th pon any default by grantor hereunder, motice, either in by grantor hereunder, notice, either in the regard to the court, and without regard to the addent or be ress hereby secured, enter upon and take part thered, in its own name sue or oth ofits, including those past due and unpai en any indebtedness secured hereby, and termine.	to the line or charge art of the property. The the "person or persons by matters or lacts shall ee's lees for any of the es's lees for any of the beneficiary may at any y a receiver to be ap- acy of any security for possession of said prop- erwise collect the rents, d, and apply the same, luding tensonable attor- in such order as bene-
liver said policies to the beneficiary at less filteen d on ol any policy of insurance now or hereafter pil- e beneficiary may procure the same at grantor's lected under any lire or other insurance policy may ury upon any indebiedness secured hereby and in su	y such insurance and to lays prior to the expira- aced on said buildings, expense. The amount y be applied by benefi- th order as beneficien.	Cres or compensation or awards for any t. the application or release thereof as alor fault or notice of default hereunder or in sch notice.	aking or damage of the esaid, shall not cure or nvalidate any act done windebtedness secured
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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 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 676.505 to 676.585.

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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 June 5, 1978, and recorded July 11, 1978, in Volume M78, page 14794, Microfilm Records of Klamath County, Oregon, in favor of Wells Fargo Realty Services, Inc., a California corporation, Trustee under Trust No. 0172, as Beneficiary, which secures the payment of a Note therein mentioned. Benjamin E. Lovell, Beneficiary herein agrees to pay when due, all payment due upon the said Promissory Note in favor of Wells Fargo Realty Services, Inc., a California corporation, Trustee under Trust No. 0172, and will save Grantors herein, Edward F. Kruse, Jr., 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 then be credited upon the sums next to become due upon the Note secured by this Trust Deed.

XER

STATE OF OREGON,) County of Klamath) Filed for record at request of

on this 16th day of Jan Ap 10 84
at 11:19 A.D. 19 84
recorded in Volo ^c clock <u>A</u> M, and duly age778of <u>Martgages</u>
EVELYN BIEHN, County Clerk
By France Dent
Fee 12.00 Deputy