385%/	TRUST DEED Vol. <u>Mg4</u> Page <u>11417</u> 18th day of June <u>1984</u> , betw	veen
THIS TRUST DEED, m Ne	made this	·····,
	m	and
as Grantor,N	and Title Company , as Trustee, leo. Commodities Exchange Company	,
as Beneficiary,		
a successful fra	onts bargains, sells and conveys to trustee in trust, with power of sale, the pro-	perty
in <u>Klamatn</u>	County, Oregon, accounter	
OT57 LAMRON HOMES,	cial plat thereof on file in the Office of the Coun	nty
ccording to the offic lerk of Klamath Coun	ty, Oregon	th
	a of land 15 feet wide adjacent to and paraller we	-
he south boundary of	Lot 57, LAMRON HOMES.	
المعارية المعارية المعارية المرازين	tenements, hereditaments and appurtenances and all other rights thereunto belonging or in a the rents, issues and prolits thereof and all lixtures now or herealter attached to or used in	anywis connec
now or hereafter appertanting	and payment of grantor herein contained and payment	t of th
FOR THE PURPOSE OF sum of Thirty Thousar	nd (30,000) Dollars, with interest thereon according to the terms of a pro-	omissor
note of even date herewith, payabl	le to boneficiary or order and made by grantor, the final payment of principal and model and model and payment of principal and model and payment of principal and model and payment of principal and payment of payment	aid -
not sooner paid, to be due and pa	a debt secured by this instrument is the date, stated above, on which the third the sold, agree	ed to i nelicial
becomes due and payable. In the sold, conveyed, assigned or alient	ated by the grantor without first having obtained the without converting dates expressed the all obligations secured by this instrument, irrespective of the maturity dates expressed the	erein,
then, at the beneficially of the herein, shall become immediately of the above described real prof	due and payable. sperty is not currently used for agricultural, timber or grazing purposes. (a) consent to the making of any map or plat of said property; (i)	b) join
To protect the security of t	this trust deed, grantor agrees: intain said property in good condition subordination or other agreement allecting this deed or the lien subordination or other agreement allecting this deed or the prop	0/ 0/ 7
not to commune of politic or restore pro	imply and in good and working the fail entries interest, and interest, there is there is less for a which may be constructed, damaged or be conclusive proof of the truthiulness thereof. Trustee's less for a be conclusive proof of the truthiulness thereof.	any ol
3. To omply with all laws, or	refinances, regulations, coveringests, to non-rive if the beneficiary so requests, to time without notice, either in person, by agent or by a receiver	to be
tions and festilitions affecting said pro- join in executing such financing statem cial. Code as the beneliciary may requ	the indepiedness includy action in its own name sue or otherwise collect	the re
peneuvini ;	is as may be deemed desirable by the erry or any pair including those past due and unpaid, and appy is as may be deemed desirable by the erry or any pair including those past due and unpaid, and appy by maintain insurance on the buildings by maintain insurance on the buildings here's less upon any indebtedness secured hereby, and in such order	nable at ler as b
To provide and continuous now or presenter erected on the said f and such other hazards as the benefici	ly maintain the status of damage by life ney's lees upon any incontraction of the proceeds of life requires in life any may leave the proceeds of life requires in life and the state of the proceeds of life collection of such rents, issues and profiles, or the proceeds of life or any taking or dan	operty, and o
an amount not less inter the benefician companies acceptable to the benefician	uy, with loss payable to the latter; all collection of such rens, issued to the beneficiary as soon as insured; insurance policies or compensation or awards for any taking or dan d to the beneficiary as soon as insured; insurance policies or compensation or release thereof as aloresaid, shall d to the beneficiary as soon as insured; insurance policies or compensation or release thereof as aloresaid, shall	nage or
if the grantor shall fail for any reason	at least lifteen days prior to the expira- autor of lifteen days prior to the expira- autor of the expira-	ness sec
tion of any policy on ay procure the sai the beneliciary may procure the sai collected under any fire or other insu collected under any fire or other insu	ame at grantar's expense. The interval is the second secon	s trust
may determine, or at option of benefit may determine, or at option of benefit any part thereof, may be released to any part thereof, may be released to notice	ficiary the entire albuint as release shall grantor. Such application or release shall in equity as a mortgage or direct the trustee to foreclose in advertisement and sale. In the latter event the beneficiary or the advertisement and sale. In the latter event the beneficiary or the indext of the same same same same same same same sam	trustee his ele
not cure or waive any such notice.	e from construction l'ens and to pay all to sell the said described real property to satisfy the obligant	10110
taxes, assessments and black entry par against said property before any par charges become past due or delinquer charges become past due or delinquer	art of such taxes, assessments and other ant and promptly deliver receipts therefor it o make payment of any taxes, assess- it on taxes payment of any taxes, assess- it of taxes payment of any taxes, assess- it of taxes payment of any taxes, assess- it of taxes payment of taxes pa	nent and
to beneticiary; should there in a solution in the interview of the providing by direct payment or by providing by direct payment or by providing the solution of the payment of the solution o	other charges payable of $h_{max}$ with which to g beneficiary with funds with which to trustee for the trustee's sale, the frontor or other person so p trustee for the trustee's sale, the frontor or other person so in inte ORS 86.700, may pay to the beneficiary or his successors in inte	erest, re
and the amount so paid, with interest hereby, together with the obligations	t at the rate set lots in both the debt secured by this tively, the entire analysis obligation secured thereby (including costs and expenses actually obligation secured thereby (including costs actually obligation) secured thereby (includin	e less no
hereby, together the added to and be trust deed, shall be added to any r trust deed, without waiver of any r	recome a part of the deof sectors of the enforming the terms of the order by law) other than such portion rights arising from thereach of any of the enformation by the enformation of the sector shall be bound to the ciparts of sectors and the property in which event all forecast proceedings shall be	thereby dismiss
erty hereinbelore described, as well same extent that they are bound is	L as the grantor, shall be bollowing the default, in which even all be held on the date and at for the payment of the obligation herein the trustee. All be immediately due and payable with- the trustee. 14. Otherwise, the antice of sale or the time to which sa	the tim
described, and the nonpayment there out notice, and the nonpayment there render all sums secured by this trust deed	red shall, at the option of the parcel and payable and place designated in the notice of the trustee may sell said prostponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel in one parcel as the parcel of the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel in one parcel of the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel be postponed as provided by law. The trustee may sell said problem parcels and shall sell the parcel be postponed as parcel be postponed as postpo	ropenty
of title search as well as the other of title search as well as the other	is expenses of this trust including the cost in one patch of the hillest bidder for each, payable at the time of costs and expenses of the trustee's and attorney's this obligation and trustee's and attorney's this obligation and trustee's and attorney is a section to the hillest bidder is overnant or warranty, e	law con
in connection will of in fees actually incurred.	d any action or proceeding purporting to plied. The recitals in the deed of any matters of the tail be even of the truthulness thereof. Any person, excluding the trustee,	but inc
allect the security rights of potential action or proceeding in which the be	The grant in trustee may appear, including the grant in the grant in trustee sells pursuant to the powers provided $5$ , deed, to pay all costs and expenses, in $15$ . When trustee sells pursuant to the powers provided $1$ the expension $15$ , when trustee sells pursuant to the powers provided $1$ the expension $15$ . When trustee sells pursuant to the powers provided $1$ the expension $15$ . When trustee sells pursuant to the powers provided $1$ the expension $15$ .	herein, tes of su ge by fi
any suit for the of title and the be cluding evidence of title and the be amount of attorney's tees mentioned	seneficiary's or trustee's attorney's test; the d in this paragraph 7 in all cases shall be eluding the compensation of the trustee and a reasonable charge eluding the compensation of the trustee and a reasonable charge eluding the compensation of the trustee and a reasonable charge eluding the compensation of the trustee and a reasonable charge eluding the compensation of the trustee and a reasonable charge eluding the compensation of the trustee and a reasonable charge eluding the compensation of the trustee and a reasonable charge eluding the compensation of the trustee and a reasonable charge eluding the compensation of the trustee and a reasonable charge eluding the compensation of the trustee and a reasonable charge eluding the compensation of the trustee and a reasonable charge eluding the compensation of the trustee and a reasonable charge eluding the compensation of the trustee and a reasonable charge eluding the compensation of the trustee and a reasonable charge eluding the compensation of the trustee and a reasonable charge eluding the compensation of the trustee eluding the compensation eluding the trustee eluding the compensation eluding the trustee eluding the trustee eluding the trustee eluding the trustee eluding the trusteeluding the trustee eludin	to all p to all p to all p
lixed by the trial court, frantor it decree of the trial court, frantor it	lurther agrees to pay such sum as the ap- having recorded their interests may appear in the order of their priority able as the beneficiary's or trustee's attor- able as the beneficiary's or trustee's attor-	ntitled
ney's tees on such appeal. It is mutually agreed the	surplus. surplus. 16. For any reason permitted by law beneliciary may be taken 16. For any reason permitted by law beneliciary may be taken 16. For any reason permitted by law beneliciary may be taken 16. For any reason permitted by law beneliciary may be taken 16. For any reason permitted by law beneliciary may be taken 16. For any reason permitted by law beneliciary may be taken 16. For any reason permitted by law beneliciary may be taken 16. For any reason permitted by law beneliciary may be taken 16. For any reason permitted by law beneliciary may be taken 16. For any reason permitted by law beneliciary may be taken 16. For any reason permitted by law beneliciary may be taken 16. For any reason permitted by law beneliciary may be taken 16. For any reason permitted by law beneliciary may be taken 16. For any reason permitted by law beneliciary may the permitted	from ( erein or
8. In the event that any part under the right of eminent domain right, it is o elects, to require that	or contentnation, beneficiary shall have the time appoint a successor function of the monies payable successor fusice appointed hereunder. Upon such appointment with are in excess of the autoent required convergance to the successor fusice, the latter shall be vested convergance to the successor fusice and the latter shall be vested to the	t, and with a l or ap
to pay all reasonable costs, expension for such taking, w to pay all reasonable costs, expension to pay all reasonable costs, expension to such provide	which are in excess of iterative paid or powers and duties conferred upon any hostitution shall be in seedings, shall be paid to beneficiary and hereunder. Each such appointment and substitution shall be in which coasts and expenses and attorney's less, instrument executed by beneficiary, containing telerence to t instrument executed by beneficiary, when resourced in the office	this tru
applied by it first upon any reason	nable costs and expenses and incurred by bene- and its place of record, which, when records in which the property of the county or counties in which the proper	er truste
secured hereby; and frantor afrees and execute such instruments as a	shall be concurst e pictor applies that the such actions shall be concurst e pictor applies that the dead, duig a shall be necessary in obtaining such com- try's request.	resecut Truster y other
pensation, prompty time and from t 9. At any time and from t ficiary, payment of its lees and f	time to line upon written related to for presentation of proceeding in which granter, benefic presentation of this deed and the note for trust or of any action or proceeding in which granter, benefic shall be a party unless such action or proceeding is brought b	ciary of sy trust
the liability of any person for the	e payment of the indebtedness, induce any	k, trust
NOTE: The Trust Deed Act provides or savings and soun association aut	e payment of the indebtedness, france may i that the trustee hereunder must be either an attorney, who is an active member of the Oregan State Ear, a bank attorized to do business under the laws of Oregan or the United States, a title insurance company authorized to attorized to do business under the laws of Oregan or the United States, or on escrow agent licensed under ORS 696 es, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696	
property of this store, its subsidiarie	es, diminies, appoint at the second	المحسب المحسب

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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 for Trust Deed of Forty Nine Thousand Four Hundred (49,400.) with interest at 5.9% to Oregon Department of Vetern Affairs.

11418

The State State

and that he will warrant and forever delend the same against all persons whomsoever.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, execu-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 leminine 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. \* IMPORIANT 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. (If the signer of the above is a corporation, use the form of acknowledgment opposite.) STATE OF OREGON, ) ss. STATE OF OREGON, County of .... county of Klamath June 22, 198 Personally appeared ..... who, each being first Personally appeared the above named Meal Druey duly sworn, did say that the lormer is the Ruth Dewey president and that the latter is the secretary of ..... a corporation, and that the seal allixed to the loregoing instrument is the corporate seal of said corporation and that the instrument was signed and sealed in behalt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. intrand hoknowledged the foregoing instruhEASS voluntary act and deed. Before me: Belore me: 'huste neu Moran Public for Oregon (OFFICIAL Notary Public for Oregon SEAL) My commission expires: 5-10-85 Ø My commission expires: STATE 94 REQUEST FOR FULL RECONVEYANCE . . . . In he 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 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 rogether 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: ..... Beneliciary Do not lose or destroy this Trust Dead OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before reconveyance will be m STATE OF OREGON TRUST DEED SS. County of Klamath [FORM No. 881] I certify that the within instrument STRUCUS NESS LAW PUB CO., PORTLAND, OR was received for record on the ...6th. day Neal and Ruth Dewey 5230 Sturdivant Street at 2:03 o'clock PM., and recorded in book/reel/volume No. MSh on puge 11/117 or as lee/lile/instru-ment/microfilm/reception No. 38527, Klamath Falls, Oregon SPACE RESERVED Neo Commodities Exchange Co. FOR Harbor House Ste 2-8 RECORDER'S USE Record of Mortgages of said County. Grand Turk, Front Street Witness my hand and seal of Turks & Caicos Islands Beneliciary County affixed. AFTER RECORDING RETURN TO Neo Commodities Exchange Co. Evelyn Biehn, County Clerk Harbor House Ste. 2-8 Fee: \$8.00 By Dernetha ChDeputy Front Street Grand Turk, Turks & Caicos Islands