Trustee shall apply the proceeds of the sale to payment of (1) the costs and expenses of exercising the power of sale and of the sale, including the payment of the Trustee's and Altomey's fees; (2) cost of any evidence of title procured in connection with such sale and revenue stamps on Trustee's Deed; (3) all other such proceeds with the County Clerk of the County in which the sale took place. 15-361 (REV. 2-83)

remain in force the same as if no acceleration had occurred. (3) After the lapse of such time as may then be required by law following the recordation of said Notice of Default, and Notice of Default and Notice of Sale having been given as then required by law. Trustee, without demand on Grantor(s), shall said property on the date and at the time and place designated in said Notice of Sale at public auction to the highest bidder, the purchase price payable in lawful money of the United States at the time of sale. The person conducting the sale may, for any cause he deems expedient, postpone the same from time to time until it shall be completed and, in every such case, notice of sale at public auction thereof by such person at the time and place last appointed for the sale: provided, if the sale is postponed for shall ensure that one day beyond the day designated in the Notice of Sale, notice thereof shall be given in, the same maner as the original Notice of Sale. Trustee shall execute and deliver to the purchaser its Deed conveying said property so sold, but without any covenant of warranty, express or implied. The recitals in the Trustee shall apply the proceeds of the sale to payment of (1) the costs and expenses of exercising the power of cale and of the sale, including the payment of

thereof as required by law.
(2) Whenever all or a portion of any obligation secured by this Trust Deed has become due by reason of a default of any part of that obligation, including taxes, assessments, premiums for insurance or advances made by a Beneficiary in accordance with the terms of the Trust Deed, the Grantor or his successor in interest the property, at any time prior to the time and date set by the Trustee for the Trustee's sale if the powering a subordinate lien or enrumbrance of record on any part of sale therein is to be exercised, may pay to the cluding taxes, the property, at any time prior to the time and date set by the Trustee for the Trustee's sale if the powering a subordinate lien or enrumbrance of record on on the successor in interest, respectively, the entire amount then due under the terms of the Trust Deed and the obligation secured free of the principal as would not then be due had no default occurred, and Attorney's fees actually incurred if allowed by law is proceedings and there by cure the default. After payment of this amount, all remain in force the same as if no acceleration had occurred.
(3) After the lance of such time as may then he required by law following the recordation of said Notice of Default and Notice of Sale.

he does hereby forever warrant and will forever defend the title and possession thereof against the lawful claims of any and all persons whatsoever. IT IS MUTUALLY AGREED THAT: (1) If the said Grantor(s) shall fail or neglect to pay installments on said Promissory Note as the same may hereafter become due, or upon default in the performance of any agreement hereunder, or upon sale or other disposition of the premises by Grantor(s), or should any action or proceeding be filed in any court to enforce any lien on, claim against or interest in the premises, then all sums owing by the Grantor(s), or should any on the application of the Beneficiary or assignee, or any, other person who may be entitled to the monies due and payable at the option of the Beneficiary Trustee shall file such notice, for record, in each, county, wherein said property or Said Property To Be Sold to satisfy the obligations hereof, and Trustee, the Promissory Note, and all documents evidencing expenditures secured hereby, whereupon Trustee shall fix the time and place of sale and give notice

FIRST: To the payment of taxes and assessments that may be levied and assessed against said premises, insurance premiums, repairs, and all other charges. THIRD: To the payment of function of the payment of the payment of the function of the payment of principal. CSECOND: To the payment of principal. THIRD: To the payment of principal. TO PROTECT, THE SECURITY HEREOF, GRANTOR(S) COVENANTS AND AGREES: (1) to keep taid premises insured in Beneficiary's favor stains fire and such other casualities of the Beneficiary may specify. Up to the full value of all improvements for the protection of Beneficiary's favor stains fire amounts, and in such companies as Beneficiary may specify up to the the approve, and to keep the policies therefor, properly endorsed, manater, in such restoration of Forelosity, all rights of the Grantor in insurance policies then in fore shall near or the purchaser at the foreclosure said. (2) To pay when due at the secure of Forelosity, all rights of the Grantor in insurance policies than in fore shall near or the purchaser at the foreclosure said. (2) To pay when due at the sec secure thereby, or upon, the interest of Beneficiary in said premises. If said or and pay the reasonable premiums and charges thereof, upon the due to Beneficiary at its option (whether electing to declare the whole indebtedness secured hereof, and (2) are pay the due at the areed rate. and collectible or not, may (a) effect the insue of payment at (1) days before the day fixed by and collectible or not, may (a) effect the insue of any use of said premises and shall be added for the insue and there to be ablestedness secured hereby, or good condition and repair. The Commit or suffer any waste or any use of said premises and the balance of the obligation secured bareas thereby of the fast of the charges thereby or upon the interest for pay when due to payment at the aread rate of the inspressed of collections of the desire the whole indebtedness secured hereby due to the able and the starts and shall be at dest fire the inspired of the obligation secured bareas the second in the second receipt of the and pay the reasonable premiums and charges therefor; (b) pay all said taxes, liens and good condition and repair. The Commit or suffer any waste or any us of said premis

Loollect and enforce the same without regard to adequacy of any security for the indebtedness hereby secured by any lawful means. FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Grantor contained herein: (2) Payment of the principal sum with interest thereon at the agreed rate in accordance with the terms and conditions of the above mentioned Promissory Note executed by the Grantor in favor of the Beneficiary thereon at the agreed rate, as may be hereafter loaned by Beneficiary to Grantor in connection, with any renewal or refinancing, but the Beneficiary shall not be obligated to make any additional loan(s) in any amount: (4) The payment of any money that may be advanced by the Beneficiary to Grantor or to third parties. The agreed rate, and the agreed rate, where any such advances are made to protect the security or in accordance with the covenants of this Deed of Trust above the security or in accordance with the covenants of this Deed of Trust

Grantor also assigns to Beneficiary all rents, issues and porties of said premises, reserving the right to collect and use the same with or without taking possession of the premises, during continuance of default hereunder, and during continuance of such default authorizing Beneficiary to enter upon said premises and/or to collect and enforce the same without regard to adequacy of any security for the indebtedness hereby secured by any lawful means.

The above described real property is not currently used for agricultural, timber or grazing purposes.

TO HAVE, AND TO HOLD said land and premises, with all the rights, privileges and appurtenances thereto belonging to trustee and his heirs, executors, administrators, successors, and assigns, upon the trusts and for the uses and purposes following, and none other.

\$1.5 Together with all buildings and improvements now or hereafter erected thereon and heating, lighting, plumbing, gas, electric, ventilating, refrigerating and air-conditioning equipment used in connection therewith, all of which, for the purpose of this Deed of Trust, shall be deemed fixtures of the property above described, all of which is referred to hereinafter as the "premises".

THIS DEED OF TRUST SECURES FUTURE ADVANCES By this Deed of Trust, the undersigned Grantor (all, if more than one) for the purpose of securing the payment of a Promissory Note of even date in the principal sum of \$ 11721.96 from Grantor to Beneficiary named above hereby grants sells, conveys and warrants to Trustee in trust, with power of

Meridian, in the County of Klamath, State of Oregon, lying Southerly of the Williamson River Road, and North of Sprague River.

STR P

Ketun To;

BENEFICIARY

ADDRESS.

CITY:

DATE OF THIS DEED OF TRUST AND OF THE LOAN TRANSACTION

TRANSAMERICA FINANCIAL SERVICES

the following described property situated in the State of Oregon, County of _

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Do not loss or destroy. This Deed of Trust must he delivered to the Trustan for concellent in a

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The W1 of the E1 of Section 23, Township 34 South, Range 8 East of the Willamette

Aspen Title

GRANTOR(S):

W.FIIIL 121's. 9th St., (P.O. Box 1269) (2) Klamath Falls, OR 597601 Сf Сf 5 3 NAME OF TRUSTEE

(1) Cloverine M. Eggsman AKA Cloverine C.

DEED OF TRUST AND ASSIGNMENT OF RENTS! 184 Page 151

DATE FUNDS DISBURSED AND INTEREST BEGINS IF OTHER THAN DATE OF THE TRANSACTION September 5, 1984

Eggsman

AND PERSONAL

ACCOUNT NUMBER

3654-401703

1990 CONDEREN

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(6) Upon payment	in full by said Grantor(s) of	his indebtedness here	inder, Trustee shall reconvey	nagan nangung gener (gan cabun gege Kabumbal Manina kanan kabumtur)	
(7) Should said pro compensation, away pobligation secured b	perty or, any part thereof be rds, and other payments or py this Deed of Trust pay	taken by reason of a relief therefor, to th	e extent necessary to liquid	ndemnation proceeding. ate the unpaid balance,	Provide a second premises according the OF block of state the second sec
(8) Notwithstanding shall be deemed to i	anything in this Decdof Tru	ust or the Promissory	Note secured hereby to the co	ntrary, neither this Deed	of Trust per stid Promission
(9) Alli Grantors sha	all be jointly and severalisation	ely. the entire amount	then due unier the second	e same may be regarily en	orceable: and any provision to
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