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THIS TRUST DEED, made this 19th day of December 1984 SANDRA LIDA as Grantor, ASPEN TIPLE & ESCROW, INC NOLA J. BECKMAN

as Beneficiary,

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Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in Klamath County, Oregon, described as:

The ElsWanea Section 30, T Anship 39 South, Range 8 East of the War and the County of Wlamath State of Oregon. The E4SW4NE% Section 30, T Anship 39 South, Range o hast of the Willamette Meridian, in the County of Klamath, State of Oregon.

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the

note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if

note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, it needs of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be said, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the herein, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or the chose described real property is not currently used for agricultural, timber or grazing purposes.

To protect the security of this trust deed, granter agrees, To protect the security of this trust deed, granter agrees, and repair, not to reserve and maintain said property in good condition not to occur and repair, not to reveve or demoi sh any building of improvement thereon;

2. The complete any waste of said precessing of improvement thereon;

2. The complete any waste of said precessing the food and workmanker and party to the processing the said precessing the food and workmanker districted thereon, and pay not all said as many the districted demagded of improvement which may be instructed, demagded districted in the said as an ordinance, regulations covenants, conditions and restrictions affecting a laws, ordinances, regulations covenants, conditions and restrictions affecting a laws, ordinances, regulations covenants, conditions and restrictions affecting a laws, ordinances, regulations covenants, conditions and restrictions affecting a laws, ordinances, regulations covenants, conditions and restrictions affecting a laws, ordinances, regulations covenants, conditions and restrictions affecting a laws, ordinances, regulations covenants, conditions and restrictions affecting a laws, ordinances, regulations covenants, conditions and restrictions affecting a laws, ordinances, regulations covenants, conditions and restrictions and restrictions and restrictions and restrictions and the laws and t

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(a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereof; (d) recovery, without warranty, all is any part of the property frame may be described as the "person or persons of the conclusive proof of the truthfulness thereof, any matters or facts shall be conclusive proof of the truthfulness thereof. Trute's fees for any of the services mentioned in this truthfulness thereof. There's fees for any of the 10. Upon any default by grantor hereunder, beneficiary may at any pointed by a wourt, and without refard to the adequacy of any security for the services and profits, including those past due and unpaid, and supply the same, less and profits, including those past due and unpaid, and collect the rents, less upon any indebtedness secured hereby; and in such order as beneficiary year thereof, incl. of the same, ficiary any determine.

1. The entering upon and taking possession of said property, the insurance fents, issues and profits, or the proceeds of fire and other property, put the application or release thereof as aloresaid, shall not cure or yoursuant to such rotice of default hereunder or invalidate any act done yoursuant to such notice.

oursuant to such notice.

12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, the beneficiary may declare all sums secured newly immediately due and payable. In such an in equity as a mortice in election may proceed and payable. In such an in equity as a mortice in election may proceed the electicose this trust deed advertisement and sale. In the latter over the henelicity of the trustee show the election of the such cause to be recorded his written notice of leave and his election whereupon the trustee and proceed to describe any other latter was a property to satisfy the objective whereupon the trustee and proceed to foreclose this trust deed the manner provided in ORS 86.740 to 86.795.

the mannet provided in ORS 86.740 to 86.795.

13. Should the beneliciary elect to loreclose by advertisement and sale then alter default at any time prior to live days before the date set by then alter default at any time prior to live days before the date set by the trusties for the trustees sale, the frantor of their person so privileged by tively, the uniter amount then due under the erms of the trust deed and the obligation secured thereby (including costs and expenses actually incurred in endorsing the term of the obligation and trustees and attorney's fees not expense as would not then be due had no default occurred, and thereby cure the default, in which event all foreclosure proceedings shall be diamissed by 14. Otherwise the sale shall be had.

the default, in which event all toreclosure proceedings shall be dismissed by 14. Otherwise, the sale shall be held on the date and at the time and be postponed as provided by law. The trustee may sell said property either on the held on the postponed as provided by law. The trustee may sell said property either in one parcel or in separate parcels and shall sell said property either in one parcel or in separate for cash, payable at the time of sale. Trustee the property se would, but without deed in form as required by law conveying of the trustee with the parcels and any covenant or warranty, express or import to the parcels and payable at the time of sale. Trustee the more property se would, but without any covenant or warranty, express or important of the parcels and the sale property sell of the parcels and payable the trustee, but including the trustee with the parcels of the parcels of the parcels of the sale property of the sale property of the sale payable that a popy the proceeds of sale pursuant to the powers provided herein, trustee cluding the compensation of the trustee and a reasonable charge by trustee's the sale to compensation of the trustee and a reasonable charge by trustee's the sale for conducting the suppose of the trustee of the trustee

surplus, it any, to the grantor or to his successor in interest entitled to such surplus.

16. For any reason permitted by law beneficiary may from time to such a permitted processor in any trustee named herein or to any time appoint a successor or increases or any trustee named herein or to any town and the property of the successor in any trustee hard pointment, and without powers and duties conferred upon any trustee herein named or appointment and usuality to the successor trustee, and the successor in the

NOTE. The first Deed Act provides that the trustee herounder must be either an attempt, who is an active member of the Oregon State Bar, a bank, trust company or solvings and load association authorized to do business under the lows of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiances, affiliates, agents or branches, the United States or any agency thereof, or an excrow agent licensed under ORS 696.505 to 696.585.

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

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

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:

(a)* primarily for grantor's personal, tamily, household or agricultural purposes (see Important Notice below),

(b) for an organization, or (even it grantor is a natural person) are for business or commercial purposes other than agricultural

This dead applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, expresentatives, successors and assigns. The term beneficiers shall made the billion of th

contract secured hereby, whether or not named as a b masculine gender includes the feminine and the neut-	eneficiary herein In construit er, and the singular number	mean the holder and owner, including this deed and whenever the con	ling pledgee, of the text so requires, the
IN WITNESS WHEREOF, said grante	A management vitettimet	maddes the plural.	
* IMPORTANT NOTICE: Delete, by lining out, whichever we not applicable; if warranty (a) is applicable and the bene as such word is defined in the Truth-in-lending Act and bottesficiary MUST comply with the Act and Regulation is disclosures; for this purpose, if this instrument is to be a fitse purchase of a dwelling, use Stevans-Ness Form No. 1 if mis instrument is NOT to be a first lien, or is not to fi of a dwelling use Stevens-Ness Form No. 1306, or equive with the Act is not required, disregard this notice.	arranty (a) or (b) is efficiary is a creditor of Regulation Z, the by making required lIST lien to finance 1305 or equivalent;		Vida
(If the signer of the above is a commention, use the form of inclinariodymest opposite.)			
STATE OF CONCENTS CALIFORNIA			
orange) ss.	STATE OF OREGO	N, County of) ss.
≤ January 9th 1985			
Personally appeared the above named *****	ż	pearedwh	and
US Sandra L. Iida************************************	duly sworn, did say t	hat the former is the	o, each being first
723 53 1 72 8 2	president and mar r	he latter is the	
S-383	secretary of		
O S S S S S S S S S S S S S S S S S S S	a corporation, and th	at the seal officed to it. I	
and acknowledged the foregoing instru	sealed in hehalf of se	corporation and that the instrume id corporation by authority of its cknowledged said instrument to be	nt was signed and
Notary Public for Oregon Tales			
My commission expires: 3-10-87	Notary Public for Ore		(OFFICIAL
my commission expires: 3-10-8/	My commission expir	98:	SEAL)
The understand is the local owner and holder of	all sudden		s secured by said
said trust deed or purposes to statute, to cancel all er herewith logether with said stust deed) and to reconvey.	idences of indebtedness secu	to you of any sums owing to you u red by said trust deed (which are	nder the terms of delivered to you
estate now held bylyon under the same. Mail reconveys:	The and documents to	**************************************	
DATED:			** * * * * * * * * * * * * * * * * * *
	tit in de la servició de la companya	5	
	***************************************	*	
		Beneficiary	
to not large or destroy this treat Dood CIE THE NOTE which it so	ncures. Noth must be delivered to the	instee for concellation had	
		before reconveyance	Will be made.
1 C 19 2 Tells and a standard growth of the standard growth growth of the standard growth of the standard growth			
TRUST DEED		STATE OF OREGON,	,
(PORIA No. (NT)		County of Klam	ath \rightarrows ss.
STEVENS LAW FUE CO. POSTLAND. GRE.		I certify that the with	in instrument
and the second s		was received for record on	the 14th, day
	e e e grafie	of January	, 19.85,
Grantor	SPACE RESERVED	at 3:42 o'clock P.M., in book/reel/volume No. l	and recorded
C) and	FOR	page797 or as fe	avaon se/file/instru-
The second secon	RECORDER'S LIVE	ment/microfilm/reception	No. 45035
And the same of th		Record of Mortgages of sai	d County.
Beneticiary		Witness my hand	and seal of

Fee: \$9.00

AFTER RECORDING RETURN TO

Klamath Falls, Oregon 97601

Aspen Title & Escrow, Inc

600 Main Street

PARTY

Evelyn Biehn, County Cl

County affixed.

Deputy