____, 19 85 ..., between THIS TRUST DEED, made this 25th day of January BRIAN L. CUPTIS and DOLORES E. CUFTIS, husband and wife and believe to the control of the control of the cuption of the cupt

as Grantor, MOUNTAIN TITLE CO., INC.

PHILLIP N. SHERIDAN, Personal Representative of the Estate of Robert T. Nichols Deceased as Beneficiary,

WITNESSETH:

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

Lots 7 and 8, Block 63, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, al energo corceox 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 sum of TWENTY THOUSAND AND NO/100

Dollars, with interest thereon according to the terms of a promissory 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 berewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof; if not somer paid, to be due and payable per terms of note.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note the date of maturity of the debt secured by this instrument, or any part thereof, or any interest therein is sold, agreed to be becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary.

The date of maturity of the debt secured by this instrument, irrespective of the maturity dates expressed therein, or the date of maturity dates are proved to be a sold of the maturity dates are proved to be a sold of the maturity dates.

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

To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain said property in good sondition
and repair; not to remove or demolish any building or improvement thereon;
not to commit or perfect any a safe of said property.

To complete or restore promptly and in good and stortmanlike
names any building or improvement which may be constructed, farnaged or
destressed thereon, and pay when due all costs incurred thereon.

To complete with all laws, ordinances, regulation coverants, conditions and restrictions attecting said property; if the beneficiary so requests, to
proper public office as offices, as well as the cost of all lien searches made
proper public office as offices, as well as the cost of all lien searches by the
beneficiary.

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on arrownt not less than \$\frac{3}{2}\$ to the beneficiary with loss payable to the latter; all cocompanies acceptable foul be delivered to the beneficiary as soon as insured
if the \$\frac{2}{2}\$ tampolicies to the beneficiary at least litteen days prior and buildings,
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ural, timber or grazing purposes.

(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 granting any easement or creating any restriction thereon; (c) join in any granting any easement or creating any restriction thereon; (c) join in any granting any easement or creating any restriction thereon; (d) reconveyance may be described of the "person or persons frantee in any reconveyance may be described of the "person or persons legally entitled thereto," and the recitals thereto. Trustee's lees for any of the conclusive proof of the truthulness thereof. Trustee's lees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to he appointed by a curit, and without regard to the index possession of said propriet to indebtedness hereby secured, enter upon and dark possession of said propriety or any part thereof, in its own name sor otherwise collect the rents, issues and polits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's less upon any indebtedness secured hereby, and in such order as beneficiary may deternine.

11. The entering upon and taking possession of said property, the insurance policies or compensation or deads thereon of said property, the insurance policies or compensation or release thereol as aforesaid, shall not cure or property, and the application or release thereol as aforesaid, shall not cure or property, and the application or release thereol as aforesaid, shall not cure or pursuant to such notice. I default hereunder or invalidate any act done waive any delault or notice of default hereunder, the beneficiary may declare all sums secured hereby immediately due and payable. In such an event the beneficiary at his election may proceed to torclose this trust

together with trustee's and attorney's fees not exceeding the amounts provided by law.

14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which said sale may place designated in the notice of sale or the time to which said sale may be postponed as provided by law. The trustee may sell said property either in one parcel or in separate parcels and state the time of sale. Trustee auction to the highest bidder for least, payable at the time of sale. Trustee salt deliver to the purchaser in form as required by law conveying shall deliver to the purchaser in our and contrast, express or important the property so suff, but whout any covenant or warranty, express or implied. The recitals in the deed of any meters of lact shall be conclusive proplied. The recitals in the deed of any meters of lact shall be conclusive; may purchase at the sale.

15. When trustee sells pursuant to the powers provided herein, fruste shall apply the proceeds of sale to payment of (1) the expenses of sale; including the compensation of the trustee and (casonable charge by trustee's chall apply the compensation of the trustee and (casonable charge by trustee's having recorded liens subsequent to the trustee deed, (3) to all person attorney. (2) to the obligation secured by the trust deed, (3) to all person attorney. (2) to the obligation secured by the trust deed, (3) to all person attorney. (2) to the obligation of the interest of the trustee in the trust deed as their interests may appear in the order of their priority and (4) the surplus.

surplus. It stry to the granter or to his successor in interest entitled to such a left and the surplus of the analysis of the appointed property of any truster named bresis or to any successor trustee appointed bresister to any truster named bresis or to any successor trustee appointed bresister. The successor trustee, the surplus oppointment, and without conveyings in this successor trustee, the surplus oppointment, and without conveyings in the successor trustee, the surplus of the successor trustees of the successor trustees. The surplus of the successor trustee, the surplus of the successor trustee, the surplus of the successor trustee.

which, when recorded in the mortgage records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustes.

17. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sele under any other deed of trust or of any action or proceeding in which frantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

NOTE. The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Original States Bar, a bank, trust company of the law of original states, a title insurance company authorized to insura title to real company and foan association authorized to its business under the lows of Oregon or the United States, a fittle insurance company authorized to insurance the low of Oregon or the United States or any agency thereof, or an excrew agent licensed under ORS 696,503 to 696,585, property of this state, its subsidiaries, affiliates, agents or branches; the United States or any agency thereof, or an excrew agent licensed under ORS 696,503 to 696,585.

The grantor covenants	and agrees to and with the b	eneliciary and those claiming	under him, that he is law-
fully seized in fee simple of s	said described real property an	d has a valid, unencumbered	title thereto except
		The state of the s	
and the control of th	(၂) သည်။ သည်။ သည်။ ကျည်းသည်။ မေရှိနှာ မေရှိသည်။ မေရှိသည်။ ကြောင်းမေရှိသည်။ သည်။ ကျည်းမြေရှိသည်။ မေရှိနှင့် သည်။ သည်။ သည်။	- เป็น ได้ไม่ได้ ได้เป็นได้ เลือนได้เลือดได้ เป็นสู่สุดให้เลือดได้ - พ.ศ. 1951 เมษายน เมษายนได้ เลือดได้ ได้เสยสู่สาดให้เลือดได้	点 "大型大腿"的复数形式 医抗原性 化甲基二烷酸甲基磺磺酸二
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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) **MANANTANE VENEZA V

This deed applies to, inures to the benetit of and binds all parties hereto, their heirs, legatees, devinees, administrators, executives deed applies to, inures to the benetit of and binds all parties hereto, their heirs, legatees, devinees, administrators, executives deed applies to, inures to the benetit of and binds all parties hereto, their heirs, legatees, devinees, administrators, executives are not parties as a beneficiary herein. In construing this deed and whenever the context so requires, the

ntract secured hereby, whether or not named as a beneficial asculine gender includes the temizine and the neuter, and IN WITNESS WHEREOF, said grantor has	banauada and his hand		
IN WITNESS WHEREOF, said grantor has			Taran da
IMPORTANT NOTICE: Delete, by lining out, whichever warranty (of applicable; if warranty (a) is applicable and the beneficiary is	a) or (b) is		
such word is defined in the Truth-in-Lending Act and Legula	ition Z, the	L. CURTIS	
mediciary MUST comply with the Act and Regulation by makin scholares; for this purpose, if this instrument is to be a FIRST lien	ng required TOTOR	ES E. CURTIS	<u> </u>
e purchase of a dwelling, use Stevens-Ness Form No. 1105 or	equivalent;	0 100 100 /	2015
this Estrument is NOT to be a first lien, or is not to finance the dwelling use Stevens-Ness Form No. 1306, or equivalent. If	compliance	a salagagang debahasan jag	A. C.
ith the Act is not required, disregard this notice.	 [17] All The Land of the Book of the Company 	Bartagan Bundung Lipus dan bi ganggan Sepanan dan Bundung	
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Personally appeared the above named BRIAN L. CURTIS and DOLORES E. CURTIS,	duly sworn, did say that	the former is the	A few contract the contract that
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and acknowledged the foregoing instru- ent to be: their voluntary of and deed.	corporate seal of said cor- sealed in behalf of said	rporation and that the corporation by authoris	foregoing instrument is the instrument was signed and by of its board of directors, but to be its voluntary ac
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