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TRUST DEED

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THIS TRUST DEED, m	nade this27THday of	Warch 19.85 between		
PHILLIP CRAMMER and CH	IARLOTTE GRAMMER, husband and	d wife,		
P.Z.E_	ECODOM TNC	27TH day of March ,1985 , between RAMMER, husband and wife,		
as Grantor, ASPEN TITLE	PSC DUNG. TIME.			
ROBERT KENNETT	H MARIETTE			
as Beneficiary,	THE THE STATE OF T			
Grantor irrevocably gran	its, bargains, sells and conveys to tre	ustee in trust, with power of sale, the property		

in Klamath County, Oregon, described as:

Lots 20, 21, 22 and 23, Block 103, KIAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, 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.

outh said real estate.
FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the

sum of ... THIRIY-EIGHT THOUSAND and 00/100ths-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 hereot, if not sooner paid, to be due and payable April 1.

The date 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 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, of them, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, shall become immediately due and payable.

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 condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of said property.

2. To complete or restore promptly and in good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor, of the said property; if the beneficiary so requests, to join in executing such linancing statements pursuant to the Uniform Commercial Code as the beneficiary my require and to pay for tiling same in the proper public office or offices, as well as the cost of all lien searches made proper public office or searching agencies as may be deemed desirable by the beneficiary.

tions and restrictions allecting said property; it the author Commercial Code as the beneliciary may require any pay for lining same in the cial Code as the beneliciary may require any pay for lining same in the proper public office or offices, as well as the cost of all lien searches made to proper public office or offices, as well as the cost of all lien searches made proper public office or offices, as well as the cost of all lien searches made proper public office or offices, as well as the cost of all lien searches made by lining officers or searching agencies as may be deemed desirable by the beneficiary or hereafter erected on the said premises against loss or damage by fire and such other harards as the beneficiary may from time to time written in an amount not less than \$...Insured. Well Lie Companies acceptable to the beneficiary, with loss acceptable to the beneficiary of the companies acceptable to the beneficiary, with loss and the policy state of the companies and the policy of the same at grantor's expense. The amount deliver said policies to the same at grantor's expense. The amount of the beneficiary policy procure the same at grantor's expense. The amount of the beneficiary of the expiration of the policy of the policy of the expiration of the policy of the p

(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) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or persons fealily entitled thereof," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness 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 court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees upon any indebtedness secured hereby, and in such order as beneficiary may determine, upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of line and other insurance policies or compensation or eaverds for any taking or damage of the insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aloresaid, shall not cure or waive any detault or notice of default hereunder or invalidate any act done pursuant to such notice.

12. Upon default by grantor in payment of any indebtedness secured hereby and in a property and the application or release thereof as aloresaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done

waive any default or notice of default hereunder or invalidate any act done pursuant 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 hereby immediately due and payable. In such an declare all sums secured hereby immediately due and payable. In such an event the beneficiary at his election may proceed to foreclose this trust deed event the beneficiary at his election may proceed to foreclose this trust deed by advertisement and sale. In the latter event the beneficiary or the trustee shall execute and cause to be recorded his written notice of default and his election to sell the said described real property to satisty the obligations secured hereby, whereupon the trustee shall itx the time and place of sale, five notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.740 to 86.795.

13. Should the beneficiary elect to foreclose by advertisement and sale them after default at any time prior to live days before the date set by the trustee for the trustee's sale, the grantor or other person so privileged by ORS 86.760, may pay to the beneficiary or his successors in interest, respectively, the entire amount then due under the terms of the trust deed and the obligation secured thereby (including costs and expenses actually incurred in coloring the terms of the obligation and trustee's and attorney's lees not exendered the amounts provided by law) other than such portion of the principal as would not then be due had no default occurred, and thereby cure the default, in which event all foreclosure proceedings shall be dismissed by place designated in the sale shall be held on the date and at the time and place designated in the sale shall be held on the date and at the time and place designated in the sale shall be held on the date and at the time and place designated in the sale shall be held on the date and at the time and

the delault, in which event all foreclosure proceedings shall be dismissed by the trustee.

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 place designated in the notice of sale. The trustee may sell said property either in one parcel or in separate parcels and shall sell the parcel or parcels at author to the highest bidder for cash, payable a required by law conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters of tact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including the compensation of the trustee and a reasonable charge by trustee's attorney, (2) to the obligation secured by the trust deed, (3) to all persons attorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust deed as their interests may appear in the order of their priority and (4) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

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 time appoint a successor or successors to any trustee named herein or to any successor trustee appointed in the successor trustee appointment, and without conveyance to the successor trustee, the latter shall be essted with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, containing reference to this trust deed and its place of record, which, when recorded in the clice of the County Clerk or Recorder of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

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 sale under any other deed of trust or of any action or proceeding in which grantor, 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 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 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, agents or branches, the United States or any agency thereof, or an escrow 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 tor 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 deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the tors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the tors, personal representatives, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the

ontract secured hereby, whether of not had a discussion assuline gender includes the teminine and the neuter, and the neuter, and the neuter of the second discussion in the neuter of t		a to the consideration	
IN WITHESS WHEREOF, Said grantof I	has hereunto set his hand the	day and year first above written.	
iMPORTANT NOTICE: Delete, by lining out, whichever warrant of applicable; if warranty (a) is applicable and the beneficies such word is defined in the Truth-in-Lending Act and Resensiciary MUST comply with the Act and Regulation by risclosures; for this purpose, if this instrument is to be a FIRSI he purchase of a dwelling, use Stevens-Ness Form No. 1300 f this instrument is NOT to be a first lien, or is not to finare of a dwelling use Stevens-Ness Form No. 1306, or equivalen with the Act is not required, disregard this notice.	igulation I, the making required I lien to finance S or equivalent; note the purchase	lef J. Cram.	
(If the signer of the above is a corporation, use the form of acknowledgment opposite.)			
STATE OF OREGON,	STATE OF OREGON. Cou	nty oi) ss	s.
Klamath (ss.		, 19	
County of March 29, 1985	Personally appeared		and
nthe appeared the shove named		who, each being	IIISI
Phillip L. Crammer and		former is the	
CharlotteR. Crammer	president and that the latte	er is the	
aka Phillip Crammer and			
Charlotte Crammer and acknowledged the toregoing instru- ment to be their voluntary act and deed. Before me:	corporate seal of said corpo sealed in behalf of said cor	seal affixed to the foregoing instrument ration and that the instrument was signe poration by authority of its board of dire edged said instrument to be its voluntar	ctors;
(OFBICIAL / DA Salvato	~	(OFFI	ICIAL
SEAD Notary Public for Oregon	Notary Public for Oregon		AL)
My commission expires: 7 70 S	My commission expires:	1 s r	
5-82-0	3/	A CARLO CONTRACTOR OF THE CARL	
The undersigned is the legal owner and holder of trust deed have been fully paid and satisfied. You here said trust deed or pursuant to statute, to cancel all e herewith together with said trust deed) and to reconvey estate now held by you under the same. Mail reconvey	without warranty, to the partie	designated by the terms of said trust d	eed the
DATED:	graduate Name (All All France (Colored S		
		Beneficiary	
Do not lose or destroy this Trust Deed OR THE NOTE which it		***************************************	
Do not lose or destroy this Trust Deed OR THE NOTE which is		Beneficiary stee for cancellation before reconveyance will be made	
TRUST DEED		Beneficiary stee for cancellation before reconveyance will be made of the state of	de.
TRUST DEED		Beneficiary STATE OF OREGON, County of Klamath I certify that the within instruments received for record on the 15	ss.
TRUST DEED		Beneficiary STATE OF OREGON, County of Klamath I certify that the within instruments of April	ss. ss. rument t day 19 85
TRUST DEED [FORM No. 881] STEVENS-NESS LAW PUD. CO., PORTLAND. ORE.		STATE OF OREGON, County of Klamath I certify that the within instruments received for record on the	ss. ss. rument t day 19 85,
TRUST DEED (FORM No. 881) STEVENS-NESS LAW PUD. CO., PORTLAND. ORE.		Beneficiary STATE OF OREGON, County of Klamath I certify that the within instr was received for record on the 1s of April at 0:44 o'clock A.M., and re	ss. rument st. day 19 85,
TRUST DEED [FORM No. 881] STEVENS-NESS LAW PUD. CO., PORTLAND. ORE.	SPACE RESERVED	Beneficiary STATE OF OREGON, County of Klamath I certify that the within instr was received for record on the 1s of April at 0:44 o'clock A.M., and re in book/reel/volume No. MS5	ss. rument st. day 19 85, corded 5 on
TRUST DEED (FORM No. 881) STEVENS-NESS LAW PUD. CO., PORTLAND. ORE.	a socures. Both must be delivered to the true	Beneficiary STATE OF OREGON, County of Klamath I certify that the within instr was received for record on the 1s of April at 0:44 o'clock A.M., and re in book/reel/volume No. M85 page 4687 or as fee/file/	ss. rument st. day 19. 85. corded 5. on rinstru-
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TRUST DEED (FORM No. 881) STEVENS-NESS LAW PUB. CO., PORTLAND, ORE, Grantor Beneficiary	SPACE RESERVED	Beneficiary STATE OF OREGON, County of Klamath I certify that the within instr was received for record on the 1s of April at 0:44 o'clock A.M., and re in book/reel/volume No. MS5 page 4687 or as fee/file/ ment/microfilm/reception No. 40 Record of Mortgages of said County affixed.	ss. rument st. day 19 85, corded 5 on rinstru- 1324 nty. seal of
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