NESS LAW PUBLISHING CO., PORTLAND, OR. 9720 Vol. <u>n.85</u> Page 5924 @ ASPEN M-28600 TRUST DEED. FORM No. 881-Oregon Trust Deed Series-TRUST DEED April: , 1985., between TN-1 THIS TRUST DEED, made this18th......day of THANH THIEN TRUONG as Grantor, ASPEN TITLE & ESCROW, INC., An Oregon Corporation description as Trustee, and KLAMATH FALLS LODGE NO. 1247, B. P. O. ELKS, a Corporation Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property as Beneficiary, n (asi) Saasa ahimisteri (m Marin in ______ Klamath_____ County, Oregon, described as: Lots 16 and 17, Block 9, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. ्रिस्त्र वर्धने STATE OF OREGON TRUSTONES and Broad where it another which was in any and in the interior the charterior 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 connec-tion with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the OTHER THOUGAND THO HUNDERD FOUR AND 55/100

The above described real property is not currently used for agricult To protect the security of this trust deed, grantor agrees: 1. To protect, preserve and maintain said property in good contin-and reasir; not to remove or demolish, any building or improvement thereon; not a commit or permit, any restore promptly and be constructed, damaged or To complete improvement which may be constructed, damaged or destroyed thereon, and pitch laws, ordinances, the beneliciary so requests, to itons and restrictions altecting statements and to pay lor filling same in the cial Code as the beneficiary may require and to pay lor filling same in the poper public of searching agencies as may be deemed desirable by the beneficiary.

3. To channel with all news, ordinatively in the beneficiary so reflormance in the series of the

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 business under the laws of Oregon or the United States, a tille insurance company authorized to insure, tille to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereaf, or an estrow agent licensed under ORS 696,505 to 696,585.

stal, timber or grazing purposes.
(a) consent to the making of any map or plat of said property; (b) join in any essentiation or creating any restriction thereon; (c) join in any estimation or, other afreement allecting this deed or the lien or charge subordination or, other afreement allecting this deed or the lien or charge starting any reconvey and the recitals therein of any matters or lacts shall be all of reconvey and the recitals therein of any matters or lacts shall be conclusive proof of the paragraph shall be not less than \$5.
services mentioned in this paragraph shall be not less than \$5.
arrives and the service regard or the application of any service in any default by grantor thereout, be any service any of the service or any default by grantor there any or a receiver to be applied by a court, and without refard to the adequessession of said property the indebiedness hereby secured enter upon and take possession of said property is so there service and profits, including those past due and unpaid, and apply the same here so collection of such refard to any collection of such refard to a for any take at there of any the same and profits, including those and rolles, or any and the application or velase thereot a did other and other collection of such refars and profits, or the proced of the advection of and other collection of such refars and profits, or the application or velase thereot as doreadid, shall not cure or property, meand the application or velase thereot as doreadid, shall not cure or property, delault or notice of default hereunder or invalidate any act done waves any checkedness.
12. Doon delault by grantor in payment of any indebiedness secured here thereunder or invalidate any act done waves in bother advection.

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 beneliciary may address all sums secured hereby immediately due and payable. In such any equity as a mortgage of the latter event the bineticary of the trust deal advertisement and sale. In order the trustee to freelose this trust deed in deritisement and sale. In order the trust of the trust estable advertisement and sale. In order the sum of the said destination of the advertisement and sale. In order the sum of the obligations secured in a site required his written notificity the obligations secured in the said destification and proceed to foreclose this trust deed in the said destification and proceed to foreclose this trust deed in the said destification and proceed to foreclose this trust deed in thereoi. as ithen required by law and proceed to foreclose this trust deed in thereoi. As ithen required by law and proceed to foreclose the strust each in the said destification of the dates of the date and sale thereoi. As ithen required by law and proceed to foreclose the strust deed in thereoi. As ithen required by law and proceed to foreclose the strust deed are there as then required by law and proceed to foreclose the strust deed more provided in ORS 86.740 to 86.795. Market delault at any then due under the true persons op rivileged the fixed or the trustee's sale, the grantor or of the trust deed are the obligation secured thermany (including costs ande's and attorney's less not ex-enforming the lerms provided by law) obligation and trust sa addition of the trust deed are the ipad as would most then be due had no default has and attorney's less not ex-cipad as would not then be due had no default docurred, and thereby cur-cipad as would not then be due had no default occurred, and thereby end the trustee. 14. Otherwise, the sale shall be held on the date and at the time an

the default, 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 motice of sale or the time to which said sale may place designated in the motice of sale or the time to which said sale may be postponed as provide the provide the time of the time of the postponed as provide the time of the time of the time of the postponet of the property sale of the time of the time of the provide the property so both the time of the time of the provide the property so both the purchaser is deed in form as required by law conveying bield. The recitates thereof. Any person, excluding the trustee, but including of the truthulness thereof. Any person, excluding the trustee, but including of the truthul beneficiary, may purchase at the sale. 5. When trustee sells pursuant to the powers provided herein, trustee sale in a sale to payment of the trust deed, (3) to all persons attorney. (2) to the solition secured by the trustee of all persons attorney, (2) to the santor or to the successor in interest and the trust is and the surplus. The obligation of the trustee and a the trust and the trust attorney. (2) to the solition or to the successor in interest and the trust attorney. (2) to the grantor or to his successor in interest and the trust attorney. The the grant or to he successor in interest and the down are conducted by the trust and the trust and the trust attorney. The the grant or to he way by the more the trust and the trust attorney. The the grant or to he way beneficiary may from time to

surplus, il 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 increasor trustee appointed and the successor is any trustee named herein or is any time appoint a successor or successors to any trustee named herein or is any increasor trustee appointed hereunder. Upon such all be vested with all title conveyance to the successor to any trustee shall be vested with all title powers and duties conferred upon any trustee in named or appointed hereunder. Each such appointment and substitut reference to this trust deed hereunder. Each such appendicistry, containing in the office of the County and its place of records which, when revisin a Nich the property is situated. Glerk or Records of the trust when this successor trustee, in the successor trustee accepts this trust when this successor trustee acknowledged is made a party hereto of preding render of the successor trust or of any action or proceeding is brought by trustee.

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The grantor covenants and agrees to and with the served in fee simple of said described real property NONE	ne beneficiary and those claiming under him, that he is law- y and has a valid, unencumbered title thereto
that he will warrant and forever defend the same	against all persons whomsoever.
	이 이 방법은 것 같은 일을 통해 있는 것 같은 것이 있는 것 같이 있는 것 것 것 같이 없는 것이 것 같이 없는 것이 없다.
the loan repr	esented by the above described note and this trust deed are: or agricultural purposes (see Important Notice below), person) are for business or commercial purposes other than agricultural
(a)* primarily in B	ladataes devisees, administrators, execu-
This deed applies to, inures to the benefit of and bin personal representatives, successors and assigns. The term personal representatives, successors and as a beneficiary	is all parties hereto, their heirs, legatees, devisees, administrators, execu- to beneticiary shall mean the holder and owner, including pledgee, of the herein. In construing this deed and whenever the context so requires, the e singular number includes the plural.
This deed applies to, increases and assigns. The term is, personal representatives, successors and assigns. The term tract secured hereby, whether or not named as a beneficiary tract secured hereby as a beneficiary t	he singular 'number includes the plant pla
	or (b) is THANH THIEN TRUONG
t applicable; if waitening in the Truth-in-Lending Act and regulation by makin such word is defined in the Act and Regulation by makin	g required
scioures; for this purpose, if this instrument is to be a rischarge e purchase of a dwelling, use Stevens-Ness Form No. 1305 or this instrument is NOT to be a first lien, or is not to finance if this instrument is NOT to be a first lien, or equivalent. If	equivalent; TRUONG THIEN HTHINT.
f a dwelling use Stevens-rees rows this notice. with the Act is not required, disregard this notice. If the signer of the above is a corporation, so the form of ecknowledgment opposite.]	
TATE OF OREGON,)ss.	STATE OF OREGON, County of) ss.
County of Klamath 3 April 24, 19, 85	Personally appeared
Personally appeared the above named. Thanh Thien Truong	duly sworn, did say that the former is the president and that the latter is the
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and Ecknowledged the foregoing instru-	secretary of a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed an sealed in behalf said corporation by authority of its board of director and each of them acknowledged said instrument to be its voluntary a
ment to be	and deed. Before me:
OFFICIAL LA Thing Addingt	(OFFICI) Notary Public for Oregon SEAL)
SEAL)' Notary Public for Oregon	My commission expires:
My commission expires: 3-22-89	
A second s	JEST FOR FULL RECONVEYANCE JEST FOR FULL RECONVEYANCE only when obligations have been paid.
	Trustee
TO: The undersigned is the legal owner and holder of a The undersigned is the legal owner and holder of a trust deed have been fully paid and satisfied. You hereby	, Trustee Il indebtedness secured by the foregoing trust deed. All sums secured by are directed, on payment to you of any sums owing to you under the term dences of indebtedness secured by said trust deed (which are delivered to dences of indebtedness secured by said trust deed by the terms of said trust deed without warranty, to the parties designated by the terms of said trust deed
said trust deed of parts and trust deed) and to reconvey, herewith together with said trust deed) and to reconveya	nce and documents to
estate now held by you under the same want reconcern	white and approximation and the second s Second second s Second second
DATED:	
	Beneticiary
the Tour Deed OR THE NOTE which it	secures. Both must be delivered to the trustee for cancellation before reconveyance will be made
De net lose or desired, and	
TRUST DEED	STATE OF OREGON, County of <u>Klamath</u> <i>I certify that the within instru</i>
[FORM No. 881] STEVENS NESS LAW PUB. CO.; PORTLAND: ORE: GO.M.	こうちょう ほうしょう していせんしん しんじょう ビー・コー・コー・コー・・・・・・・・・・・・・・・・・・・・・・・・・・・・
STEVENS.NESSILOW	of <u>April</u> AM and rec
Thanh Thien Truong	in book/reel/volume NO.
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Grantor	RECORDER'S USE ment/microiming set of said Cour Control of Mortgages of said Cour Witness my hand and s
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Klamath Falls Lodge No. 1247, B:P.O: ELKS Beneficiary	County affixed.
Klamath Falls Lodge No. 1247, B:P.O: ELKS Beneficiary	County affixed.

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