ACCOPER, husband and wife	19.85	1583
Safeco Title Insurance Company SOLAR ENERGY EQUIPMENT DESIGN SOLAR ENERGY EQUIPMENT DESIGN Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sells and conveys to trustee in trust, with power of sells and conveys to trustee in trust.	, as Tru	
KLAMATH	County, Oregon, desci	ribed as:
which real property is not currently used for agricultural, timber or grazing purposes, together ments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter attached to or used in connection with now or hereafter.		15
ments and appurtenances and all other rights thereunto belonging or in anywise now or hereaf thereof and all fixtures now or thereafter attached to or used in connection with said real estate For the purpose of securing: (1) Payment of the indebtedness and all other lawful charge even date herewith, made by grantor, payable to the order of beneficiary at all times, in the Payments of \$16,282,80, payable in 120, monthly installments of \$15,000,00, with an Amount Financed of \$8,000,00, and an pursuant to the terms hereof, together with interest thereon as herein provided.	es evidenced by a Retail Installment Cont	profits

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

- 1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workman-like manner any building which may be constructed, darnaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof, not to commit, suffer or permit any act upon said property in violation of Ements to be made thereon; not to commit or permit waste thereor; not to commit, surier or permit any act aports and property in closes. Staw; and do all other acts which from the character or use of said property may be reasonably necessary; the specific enumerations herein not
- 2. To provide, maintain and deliver to beneficiary insurance on the premises satisfactory to the beneficiary and with loss payable to the beneficiary. The amount collected under any fire or other insurance policy may be applied by beneficiary upon any indebtedness secured thereby and in such order as beneficiary may determine, or at option of beneficiary the entire amount so collected or any part thereof may be released to grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done
- To pay all costs, fees and expenses of this trust including the cost of title search as well as other costs and expenses of the trustee incurred in connection with or enforcing this obligation, and trustee's attorney's fees actually incurred as permitted by law.
- 4. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of beneficiary or trustee; and to pay all costs and expenses, including costs of evidence of title and attorney's fees in a reasonable sum as permitted by law, in any such action or proceeding in which beneficiary or trustee may appear.
- 5. To pay at least ten (10) days prior to delinquency all taxes or assessments affecting the property; to pay when due all encumbrances, charges and liens with interest on the property or any part thereof that at any time appear to be prior or superior hereto.
- 6. If grantor fails to perform any of the above duties to insure or preserve the subject matter of this trust deed, then beneficiary may, but without obligation to do so and without notice to or demand on grantor and without releasing grantor from any obligation hereunder, performed the same in such manner and to such extent as beneficiary may deem necessary to protect the security hereof. Beneficiary may deem necessary to protect the security hereof. or cause to be performed the same in such manner and to such extent as beneficiary may, for the purpose of exercising said power; enter onto the property; commence, appear in or defend any action or proceeding purporting to affect the security hereof or the rights and powers of beneficiary; pay, purchase, contest or compromise any encumbrance, charge or lien, which in the judgement of beneficiary may incur any liability, expend whatever amounts in its absolute discretion it may deem necessary therefor including cost of evidence of fitle, employ counsel and pay his reasonable fees. Grantor covenants to repay immediately and without demand all sums expended hereunder by beneficiary, together with interest from date of expenditure at a rate of ten percent (10%) per annum It is mutually agreed that:

- 7. Any award of damages in connection with any condemnation for public use of or injury to said property to any part thereof is hereby assigned and shall be paid to beneficiary who may apply or release such monies received by it in the same manner and with the same effect as
- 8. If all or any part of the property or an interest therein is sold or transferred by Grantor without Beneficiary's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Trust Deed, (b) the creation of purchase money security interest for excluding (a) the creation of a lien of encumprance supportunate to this Trust Deed, (b) the creation of purchase money security interest to household appliances or (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant, may, at Beneficiary's option, declare all the sums secured by this Trust-Deed to be immediately due and payable. Beneficiary shall have waived such option to accelerate if, prior to the sale or transfer, Beneficiary and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Beneficiary and that the interest payable on the sums secured by this Trust Deed shall be at such rate as
- 9. Upon any default by grantor, the beneficiary may at any time, without notice, either in person or by agent, and without regard to the adequacy of any security for the indebtedness secured, enter upon and take possession of the property or any part of it, and that the entering upon and taking possession of the property shall not cure or waive any default or notice of default or invalidate any act done pursuant to such
- 10. Upon default by grantor in payment of any indebtedness secured or in his performance of any agreement, the beneficiary may declare all sums secured immediately due and payable. In such event beneficiary at its election may proceed to foreclose this trust deed in equity in the manner provided by law for mortgage foreclosures or direct the trustee 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 its written notice of default and its election to sell the said described real property to satisfy the obligations secured hereby and proceed to foreclose this trust deed in a manner provided by law.
- 11. If after default and prior to the time and date set by trustee for the trustee's sale, the grantor or other person pays the entire amount then due under the terms of the trust deed and the obligation secured thereby, the grantor or other person making such payment shall also pay to the beneficiary all the costs and expenses actually incurred in enforcing the terms of the obligation as permitted by law.
- 12. Upon any default by grantor hereunder, grantor shall pay beneficiary for any reasonable attorney's fees incurred by beneficiary conse-
- 13. After a lawful lapse of time following the recordation of the notice of default and the giving or notice of sale the trustee shall sell the property as provided by law at public auction to the highest bidder for cash payable at the time of sale. Trustee shall deliver to the purchaser a deed without express or implied warranty. Any person excluding the trustee may purchase at the sale. Form OR-004 (5/84)

Deputy

When the trustee sells pursuant to the powers provided trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including lawful fees of the trustee and the reasonable fees of trustee's attorney, (2) the obligations secured by this trust deed, (3) to all persons having recorded liens subsequent to the interest of the beneficiary and the trust deed as their interest 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.

15. For any reason permitted by law, the beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder.

This deed applies to, inures to the benefit of and binds all parties heret and her

IN WITNESS WHEREOF, the grantor has hereunto set his hand and soal the day and year first above written. JOHN A. COOPER Grantor Witness JOHN A. COOPER Grantor Witness JOHN A. COOPER Grantor Witness Witness LINDA J. COOPER Grantor LINDA J. COOPER Grantor Witness STATE OF OREGON. STATE OF OREGON ASSIGNMENT COUNTY OF ELAMATH For salar second ROLLAR REERGY EQUIPMENT DESIGN. ASSIGNMENT COUNTY OF ELAMATH For salar second ROLLAR REERGY EQUIPMENT DESIGN. Benefitielly hards, does hereby The Jet day of SEPTEMBER 1951. Design seed REARGY EQUIPMENT DESIGN. Benefitielly hards, does hereby Brother the ROLLAR REERGY EQUIPMENT DESIGN. Benefitielly hards, does hereby Brother the ROLLAR REERGY EQUIPMENT DESIGN. Benefitielly hards, does hereby Benefitiely hards, does hereby Bene	assigns. The term beneficiary shall mean the holder or not named as a beneficiary herein. In construing the and the neuter, and the singular number includes the process.	his deed and whenever the co	ontext so requires, the masculin	e gender includes the feminin
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A tract of land in the SELSEL of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 36; thence North 0° 14' East a distance of 321.7 feet; thence North 89° 57' West a distance of 30 feet to an iron pin set in the Westerly boundary of the Klamath Falls-Merrill Highway and the true point of beginning; thence North 89° 57' West a distance of 380.5 feet; thence South 0° 14' West a distance of 143.8 feet; thence South 89° 54½' East a distance of 380.5 feet, more or less to a point on the Westerly boundary of the Klamath Falls-Merrill Highway; thence North 0° 14' East a distance of 144.1 feet

STATE OF OREGON: COUNTY	V OE RI		
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A.I of	D., 19 <u>85</u> at <u>2:31</u> Mortgages	o'clock P M., and duly on Page 15833	the 30th y recorded in Vol. M85
		P.3742 **** 73 *	County Clerk