A No. 881-Oregon Trust Dood Series-TRUST DEED.	TRUST DEED	Vol:M85		728
54982 rd recent and the				5, between
54982 THIS TRUST DEED, made thi Robert C. Brown and Vick				Trustee, and
D Dwandene	ss. Bank			[]
		5		
	thing sells and conveys t	o trustee in trust, wit	h power of sale	, the property
Klamath	,,		MOVIEW ADD	TION TO
The east 16.66 feet of L BONANZA, according to th	ot 9 and all of Lot	10, Block 32, Gr	he office o	F the
BONANZA, according to the	County, Oregon.	+ a + bc	Town of BO	nanza
BONANZA, according to County Clerk of Klamath EXCEPTING THEREFROM the by Quitclaim deed record	Northerly 10 feet a ded in Volume M82, P	age 4848, Microf	1m Records	of
by Quitclaim deed record Klamath County, Oregon.		nalahki ya kuto pontektor atti destato ya		
$\frac{1}{10} = \frac{1}{10} \left[\frac{1}{10} + \frac{1}{10} \left[\frac{1}{10} + \frac{1}{10} + \frac{1}{10} \left[\frac{1}{10} + \frac{1}{10} + \frac{1}{10} \right] \right]$				
		and all ather right	ts thereunto belor	iging or in anywise
together with all and singular the tenemen now or hereafter appertaining, and the ren	nts, hereditaments and appurte ts, issues and profits thereof a	nances and all other right nd all fixtures now or her	ealter attached to	or used in connect
tion with said real estate. FOR THE PURPOSE OF SECUR	RING PERFORMANCE of ea	nd 06/100		-t - promissory
sum of Five Thousand Stx-	Dollar	ars, with interest thereon a drantor, the final payment	nt of principal ar	nd interest hereot, it
note of even date herewith, payable to ber	neticiary or order and made by October 15	, 19	which the final ins	tallment of said note
note of even date herewith, payable not sconer paid, to be due and payable The date of maturity of the debt sc becomes due and payable. In the event t sold, conveyed, assigned or alienated by sold, conveyed, assigned or alienated by	he within described property, the draptor without first has	or any part thereof, or any ying obtained the written	consent or approv maturity dates e	al of the beneficiary, xpressed therein, or
	ations secured by the			
The above described real property is	et deed, grantor agrees:) consent to the making of a	ny map or plat of si ing any restriction t	hereon; (c) join in any d or the lien or charge
The above described that population To protect the security of this true 1. To protect, preserve and maintain sa ind transit; not to remove or demolish any built protect and the security of the population of the security of the security of the security of the security of the security of the security of the security of the security of the security of the security of the security of the security o	id property in good condition ding or improvement thereon; th ty.	anting any easement or creat bordination or other agreeme tereol; (d) reconvey, without antee in any reconveyance r gelly entitled thereto," and the conclusive prool of the trut wices mentioned in this paraga	warranty, all or any may be described as e recitals therein of a	the "person or persons iny matters or facts shall the" in the shall of the shall
To protect the security of this town 1. To protect, preserve and maintain as and repair; not to remove or demolish any buil not to complete or restore promptly and manner any building or improvement which im destroyed thereon, and pay when due all coats indestroyed thereon with all laws, ordinance, it				
Lesitory 2 To comply with all laws, or distance if	the beneficiary so requests, to	ointed by a court, and witho	it regard to the ade I, enter upon and tai	the possession of said prop-
cial court hlic office or offices. as well as the	whe deemed desirable by the	he indebtedness hereby secure rty or any part thereol, in it ssues and prolits, including th ess costs and expenses of oper ney's fees upon any indebtedn way determine.		
4. To provide and continued premises	against loss or damage by in	iciary may determine. 11. The entering upor	and taking possess	ion of said property, the proceeds of fire and other
companies of insurance shall be delivered to the	cure any such insurance and to	property, and the application waive any default or notice	or release thereon us of delault hereunder	or invalidate any act done
deliver said policies to the beneficiary at reast deliver said policies to insurance now or her	ealter placed on said buildings, grantor's expense. The amount	pursuant to Upon default by hereby or in his performance	grantor in payment of of any agreement her	eunder, the beneliciary may and payable. In such an
collected under any lire or other insurance p collected under any indebtedness secured hereby	and in such order as beneficiary the entire amount so collected, or	in equity as a mortgage or advertisement and sale. In th	e latter event the be	neticiary or the trustee shall e of default and his election
not cure or waive any default or notice of de	construction Lens and to pay all	advertisement and sale. In it execute and cause to be reco to sell the said described hereby whereupon the truste thereot as then required by the manner provided in ORS		
taxes, assessments and before any part of st against said property before any part of st	promptly deliver receipts therefor	the manner provided in ORS 13. Alter the trustee	86.735 to 80.795. has commenced fore	closure by advertisement ar date the trustee conducts th
to beneficiary: should the grantor fail to menta, insurance premiums, liens or other c menta, insurance premiums, providing benefi	harges payable by grantor, entit iciary with funds with which to option, make payment thereol.	the default or defaults. It t	deed, the delault m	than such portion as wou
neredy, shall be added to and become	initial from breach of any of the	entire amound us had no del	ault occurred. Any of	formance required under t
trust deed, without waiver of any rights trust deed, without and for such payments, we covenanta hereoi and for such payments, well as the	th interest as aloresaid, the prop- e grantor, shall be bound to the asyment of the obligation herein	and expenses actually incu together with trustee's and	attorney's lees not ex	ceeding the amounts provid
our indication secured by this trust accu		by law. 14. Otherwise, the place designated in the m	sale shall be held on tice of sale or the two laws. The trustee	time to which said sale n may sell said property eit
constitute a breach of this trust deed. constitute a breach of this trust deed. 6. To pay all costs, lees and expen- 6. To pay all costs, lees and expen- t side search as well as the other costs a	ises of this trust including the cost and expenses of the trustee incurred idation and trustee's and attorney's	in one parcel or in separa auction to the highest bid	der for cash, payable	at the time of sale. True as required by law convey
tees actually incurred.	action or proceeding purposed any suit.	plied. I fie thiulness thereo	. Any person, exclusion	he sale.
any suit for the foreclosure of this decisiant any suit for the foreclosure of title and the beneficiant	ury's or trustee's attorney's recs.	the graniol and trustee 15. When trustee shall apply the proceeds	ells pursuant to the of sale to payment o	reasonable charge by trus
action or proceeding and the forcelosure of this deed, any suif for the forcelosure of this deed, cluding evidence of title and the beneficia amount of attorney's less mentioned in thi fixed by the trial court and in the event decree of the trial court, grantor lurther decree court shall adjudge reasonable as pellate over shall adjudge reasonable as	of an appeal from any judgment of agrees to pay such sum as the ap the beneficiary's or trustee's attor	attorney, (2) to the obli	ation secured by the	est of the trustee in the
ney's lees on such appeal. It is mutually agreed that:	all of said property shall be take	surplus, if any, to the Ar surplus.	antor or to his succe any from time to time	e appoint a successor or au uccessor trustee appointed
under the right of elects, to require that all or right, if it so elects, to require that all of	are in excess of the amount require are in excess of the amount require	sors to any trustee name d under. Upon such appo t trustee, the latter shall	intment, and without be vested with all til	t conveyance duties cont le, powers and duties cont reunder. Each such appoint
as competition and the costs, expenses and to pay all reasonable costs, expenses and incurred by granfor in such proceeding incurred by first upon any reasonable costs.	is, shall be paid to beneficiary and outs and expenses and attorney's lee	and substitution shall be which, when recorded it	made by written ins the mortgage record inted, shall be conclu-	is of the county or counting is at the country of proof of proper appoint
liciary in such proceedings, and the un liciary in such proceedings, and grantor agrees, at secured hereby; and grantor agrees, at secured hereby; and grantor agrees, at	its own expense, to take such activities own expense, to take such corbe be necessary in obtaining such cor	n- 17. Trustee acce	pta this trust when	this deed, dury Trustee
pensation, promptly upon beneficiary and present 9. At any time and from time to take and present of its fees and present	to time upon written request of be tration of this deed and the note tration (cancellation), without allection	or obligated to notify any ng trust or of any action shall be a party unless	such action or proceed	
NOTE: The Trust Deed Act provides that property of this state, its subsidiaries, off	ment of the indepretation,	- thereast who is an active t	nember of the Oregon	Stote Bar, a bank, trust co authorized to insure title

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that h fully 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. R.C.B 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, family, household or agricultural purposes (see Important Notice below), (b) - for air organization; or (even if grantor is a natural person) are for business of commercial purposes other than agricultural purposes.--This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, execu-tors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, execu-contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural. IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written. * IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent; of a dwelling use Stevens-Ness Form No. 1305 or equivalent; of a dwelling use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act is not required, disregard this notice. Robert C. Brown Kie Claima Brown (if the signer of the above is a corporation, use the form of acknowledgment opposite.) STATE OF OREGON, STATE OF OREGON, County of County ofKlamath) #8. October 28, 19.85 , 19 Personally appeared the above named ... Personally appeared Robert C. Brown & Vickie E. Brown and duly sworn, did say that the former is thewho, each being first ----president and that the latter is the 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 and sealed in behalt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act Before me: and acknowledged the foregoing instru-ent lo be the in voluntary act and deed. 1.00 TOFFICIAL -Jana M. SEAL) Endins Notary Public for Oregon Notary Public for Oregon 4-17-89 (OFFICIAL My commission expires; 01.01.0 SEAL) ····· 1. REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. TO:, Trustee The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said I no undersigned is the legal owner and houser of all indepredices sourced by the foregoing trust deed. All such secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of trust deed have been nully paid and satisfied. I ou nevery are directed, on payment to you of any sums owing to you times the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the Beneficiary to not lose or destroy this Trust Dood OR THE NOTE which it secures. Both n be delivered to the trustee for cancellation before reconveyance will be a (Aladoy nasa techuara interes. et bran TRUST DEED (FORM Ne. 881) STATE OF OREGON STEVENS-NESS LAW PUB. CO., PORTLA County of Klamath 89. Grantor SPACE RESERVED in book/rec/volume No. FOR 071 nade or as fee/file/instru-RECORDER'S USE ment/microfilm/reception No. 54982., Beneficiary Record of Mortgages of said County. Witness my hand and seal of AFTER RECORDING RETURN TO SOUTH VALLEY STATE BANK County affixed. P. O. BOX 5210 .Evelyn_Biehn._County_Clerk. KLAMATH FALLS, OREGON 97601 ∆∂;́**_{Ву ...}** UTLE TA 11 and Boputy Fee: \$9.00