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- <u>F</u>	grants, bargains, sei	is and conveys to t	trustee in trust with		as Beneficiary,
D	for irrevocably grants, bargains, se	Klamath	trust, with pov	ver of sale, the property in	." - 24
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. 82		Count	ty, Oregon.	n file in the offi	ce of
which real parts and an ments and an hereof and a For the parts date	roperty is not currently used for opurtenances and all other rights ill fixtures now or thereafter attac	agricultural, timbe thereunto belongir hed to or used in c	er or grazing purposes, i ng or in anywise now or	together with all and singu	lar the top-
ayments of \$	purpose of securing: (1) Paymen rewith, made by grantor, payable 12380-40	t of the indebtedn	less and all and	estate:	the rents, issues and profes

all other lawful charges evidenced by a Retail Installment Contract of payable in

order of beneficiary at all times, in the manner as therein set forth having a Total of ______ monthly installments of \$ 103.17 ______ with an Analual Percentage Rate (2) performance of each agreement of grantor herein contained; and (3) payment of all sums expended or advanced by beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided. , and any extensions, renewals or modifications thereof; 1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promption and to be an at the second or destroyed thereon and to be an at the second to be an at th

Is to keep said property in good condition and repair; not to remove or demoilsn any building thereon; to complete or restore promising and in good and workman-like manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims of fortists and motorials furnished therefore to complet with all laws offerting and property or requiring any alterations or improve and in good and workman-like manner any building which may be constructed, damaged or destroyed thereon and to pay when cue all causes for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improve-for to be made thereast not to commit at thereast works thereast not to commit suffer or parent any set when said property is violation of for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improve ments 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 laws and do all other acts which from the character or the of said property much be reasonably possessory the specific enumerations berein act ments to be made thereon; not to commit or permit waste thereot; not to commit, suffer or permit any act upon said property in violation law; 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 2. To provide, maintain and deriver 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 beneficiary to and in such order at beneficiary and the action of beneficiary the applied by beneficiary upon any indebtedness secured beneficiary and with order at beneficiary and with loss payable to the applied by beneficiary upon any indebtedness secured beneficiary and with order at beneficiary and with loss payable to the applied by beneficiary upon any indebtedness secured beneficiary and with order at beneficiary and with order at beneficiary and with loss payable to the applied by beneficiary upon any indebtedness secured beneficiary and the applied by beneficiary and with order at the applied by beneficiary and any indebtedness secured beneficiary and the applied by beneficiary applied by beneficiary and any indebtedness secured by the applied by beneficiary applied

beneficiary. The amount collected under any fire or other insurance policy may be applied by beneficiary upon any indeptedness secured hereby 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 granter. Such application of release shall not such or tuning any default or potion of default becaude or invalidate any art thereof may be

nereby 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 3. 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 and the new all costs and appear including costs of avidance of title and attornavis feet in a reasonable sum as permitted by law in 4. To appear in and detend any action or proceeding purporting to affect the security hereor 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,

5. IO pay at least ten (IU) days prior to delinquency all taxes or assessments affecting the property; to pay when 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

o. If grantor tails to perform any or 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, perform or course to be performed the same in such manner and to such output or beneficiant to be performed the same in such manner and to such output or beneficiant to be performed to course the performance of the same in such manner and to such output or beneficiant to be performed to course the performance of the same in such manner and to such output or beneficiant to be performed to course the performance of the same in such manner and to such output or beneficiant. without obligation to do so and without notice to or demand on grantor and without releasing grantor from any obligation nereunder, perform or cause to be performed the same in such manner and to such extent as beneficiary may deem necessary to protect the security hereof. Bene-ficiant most for the purpose of exercising soid potters and the property commons, concert is or defend any action or proceeding purp or cause to be performed the same in such manner and to such extent as beneficiary may deem necessary to protect the security nereor. Dene-ficiary may, for the purpose of exercising said power; enter onto the property; commence, appear in or defend any action or proceeding pur-nerting to affect the sociality barged of the slate and powers of beneficiary may purchase contact or compromise any applications charge charge or Ticlary may, for the purpose of exercising said power; enter onto the property; commence, appear in or detend any action or proceeding pur-porting to affect the security hereof or the rights and powers of beneficiary; pay, purchase, contest or compromise any encumbrance, charge or lian, which in the independent of beneficiary may logic any liability, avrend whatever amounts in its shealing discretion it may down narman porting to arrect the security hereor or the rights and powers of beneficiary; pay, purchase, contest or compromise any encumbrance, charge or lien, which in the judgement of beneficiary may indur any liability, expend whatever amounts in its absolute discretion it may deem necessary therefor including cost of antibadies of title, amploy of the and pay his toppophile foor. Creater of solute discretion it may deem necessary therefor including cost of evidence of title; employ counsel and pay his reasonable fees. Grantor covenants to repay immediately and without descent of evidence of the personal function of evidence of the personal function of the personal functin therefor including cost of evidence or thre, employ counsel and pay his reasonable tees. 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 until paid and the monument of such time are noticed hereby. until paid, and the repayment of such sums are secured hereby.

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 Any award or damages in connection with any condemnation for public use of or injury to said property to any part thereof is nereov 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, while do the property of a line of a 5. It all or any part or the property or an interest therein is sold or transferred by Grantor without Beneticiary'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 building of a publication of a light tangent by device descent or by comprise of law upon the death of a joint tangent may at Beneficiary's option excluding (a) the creation of a lien or encumprance subordinate to this (rust Deed, (b) the creation or purchase money security interest for 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, dealers all the sume secured by this Trust Dead to be immediately due and poughly. Ponoficiary shall be writing such appliances is applied to be immediately due and poughly. Ponoficiary shall be writing such appliances is applied to be immediately due and poughly. nousenoid 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, deciare all the sums secured by this i rust 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 modified such parameters is satisfactory to Baneficiary and that the interast payable on the sums solved by this Trust Deed shall be stand that the 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 down of any post of the indebtedness secured, anter then and take posterior of the property of any part of it, and that the enterior 9. Upon any detault by grantor, the beneficiary may at any time, without notice, either in person or by agent, and without reg adequacy of any security for the indebtedness secured, enter upon and take possession of the property or any part of it, and that the upon and taking posterior of the property shall not alife or living any default or potion of default or invelidate any art done number

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

by granter in payment of any indeptedness secured of in his performance of any agreement, the beneficiary inay declare an idiately due and payable. In such event beneficiary at its election may proceed to foreclose this trust deed in equity in the secure of the foreclose this trust deed in equity in the foreclose the foreclose the trust deed in equity in the foreclose the forec

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 manner provided its united by the trustee shall even the and cause to be recorded its united potion of dofault and its election to call the said deering deering at the trustee to be recorded its united potion of dofault and its election to call the said deering deering at the trustee to be recorded its united potion of dofault and its election to call the said deering deering at the trustee to be recorded its united potion of dofault and its election to call the said deering deering at the said deering at the trustee to be recorded its united potion of dofault and its election to call the said deering deering at the trustee to be recorded its united potion of dofault and its election to call the said deering at the trustee to be recorded its united potion of dofault and its election to call the said deering at the trustee to be recorded its united potion of dofault and its election to call the said deering at the trustee to be recorded its united potion of dofault and its election to call the said deering at the trustee to be recorded its united potion of dofault and its election to call the said deering at the trustee to be recorded its united potion of dofault and its election to call the said deering at the trustee to be recorded its united potion of dofault and its election to call the said deering at the trustee to be recorded its united potion of dofault and its election to call the said deering at the trustee to be recorded its united potion of dofault and its election to call the said deering at the trustee to be recorded its united potion of dofault and its election to call the trustee to be recorded its united potion of the trustee to be recorded its united potion of the trustee to be the trustee to be the trustee to be 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 event the beneficiary of the cluster shall execute and cause to be recorded its written notice of deraon, and its election to serve 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 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 beneficiant all the costs and exponent 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 consequent to grantor's default.

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 of provided by law of out-of-sale the trustee shall sell the provided by law of out-of-sale. This tag shall deliver to the provided by the second seco 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