	SAM POOL and PEGGY POOL	
	an estate in fee simple as tenants by the entirety.	ns Trustee, a
as Grantor,	SOUTH VALLEY STATE BANK	

as Beneficiary.

in

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property KLAMATH County, Oregon, described as:

See attached Exhibit "A" by this reference made a part hereof.

Josether with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise power or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connect from with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the FIFTEEN THOUSAND FIVE HUNDRED NINETY SEVEN AND 28/100----of grantor herein contained and payment of the

Dollars, with interest thereon according to the terms of a promissory

Dollars, with interest thereon according to the terms of a promissory

pote of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if

pore or even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereol, if not sooner paid, to be due and payable. JANUARY 1 19 91

The date of maturity of the debt secured by this instrument is the date, stated above, on which the linal installment of said note becomes due and payable. In the event the within described property, or any part thereol, or any interest therein is sold, agreed to be secured assigned or alrenated by the grantor without first having obtained the written consent or approval of the beneficiary sold conveyed assigned or alrenated by the grantor without first having obtained the written consent or approval of the beneficiary sold to be determined by this instrument, irrespective of the maturity dates expressed therein, or then, 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 obove described real property is not currently used for agricultural, timber or grazing purposes.

To protect the security of this trust deed grantor agrees it to protect preserve and maintain said property in good condition and repair not to remove or demonsh any building or emprovement thereon, not to convente or permet any waste of said property and on convented or permet any waste of said property and on good and workmanshe maintain a proceeding or in good and workmanshe maintain are building or improvement of his new be constructed damaged or destroyed. To comply with all laws, ordinances regulations convenients conditions and restrictions affecting said property if the benefic current convenient and reference of the conficulty of the conficult

more executing such firmweing Malacrisisth pursuant to the Uniform Commercial Code as the beneficiary name requires an an extra cay for lainty agains and in the proper public office se offices as will as the roat of all ten rearches made by them offices or searching agencian as many be deered deverable by the beneficiary of them offices on the said previous as many to desire deverable by the beneficiary name and construction of the beneficiary name transfer on the buildings and such other hasards as the beneficiary many transfer on the buildings and such other hasards as the beneficiary many transfer on the require of an encount not less than 8 beneficiary many transfer on the transfer of the first of the previous secretable to the beneficiary many transfer on the letter all companies acceptable to the beneficiary with loss payable in the latter all companies acceptable to the beneficiary with loss payable in the latter all options of manurance shall be delivered in the beneficiary as soon as interest the previous that the previous to the semiciary reason to procure any such movemence and to deliver and observe that the previous procure of the previous the same at gration a experience of the previous procure any such movemence and buildings, the beneficiary many procure he same at gration a experience of the previous of the same at gration at experience of the previous end of the previous force of the previous of the previous secured hereby and in such order as beneficiary only any secure of the previous force of the previous of the previous force of the previous of the previous force of the previous previous previous previous previous force of the previous previous of the previous of the previous previous

pullate court shall adoudge "essenable as the beneficiary's or trustee's attorney's less on such appeal.

In the owned that may parties so all all said property shall be taken at in the owned that may parties so all all said property shall be taken reduced the right of emissed domains or condensessation, beneficiary shall have the right of emissed domains or condensessation, beneficiary shall have the most a such takend, which are in second in the emission pays all easinable costs, expenses and attorners less necessarily paid or may all easinable costs, expenses and stronger a less necessarily paid or excurred by granter or such proceedings shall be paid to beneficiary and excurred by granter or such proceedings shall be paid to beneficiary and excurred by the stronger of the such actions of the stronger of the stronger of the stronger of the such actions of the stronger of the such actions the stronger of the stronger of the stronger of the stronger of the such action of the stronger of the stronger of the such action of the stronger of the such action of the stronger of the stronger of the such action of the such action of the such action of the stronger of the such action of the such

(a) consert to the making of any map or plat of said property. (b) nom in graring any essential or creating any restriction therein (c) non in any subordination or other agreement affecting this deed or the farm in these thereof (d) reconvey without warrants all or any part of the property relief frequency without warrants all or any part of the property relief frequency without warrants all or any part of the property relief frequency without here executed there of any matters or facts shall be reconclusive proof of the truthfulness thereof. Trustee it less for any of the services meregoned in this paradraph shall be red less than 3.

(b) Upon any default by grantor hereunder between my of the services meregoned in this paradraph shall be red less than 3.

(c) Upon any default by grantor hereunder between my or any at any powered by a court and webout regard to the adequace of any security for the indebtedness hereby secured enter upon and fall-helwine collect the rints issues and profes including frequency of any necurity for the indebtedness hereby secured enter upon and fall-helwine collect the rints issues and profes including frequency of any part thereof on its own name used helwine collect the rints issues and profes including frequency of any part thereof and operation and collection including reasonable after may a less upon any indebtedness secured hereby and misuch order as bette issues as upon any indebtedness secured hereby and misuch order as bette insurance polices or compensation or exacts for any taking or damage of the remarkers polices or compensation or exacts for any taking or damage of the remarkers polices or compensation or exacts for any taking or damage of the remarkers polices or compensation or exacts for any agreement hereoid as any adolestion and the result of the policient of the policient of any agreement for any indebtedness we were any exact any default or notice of any agreement for any indebtedness and collection in many indebtedness were all hereby or missing the policient

the manner provided in ORS 86.713 to 86.793.

1) Alter the truster has convenienced to toreclose this trust deed in sale and at any time pear in 4 days before the date the truster conducts the sale and at any time pear in 4 days before the date the truster conducts the sale the grantion or any other perion in privileged by ORS 86.73 in may currently be sale the grantion or any other pears in a lastiture to pay when the default consists of a lastiture to pay when due notine amount due at the original may be cured by paying the entire amount due at the original consists of the default that is capable to then be due had no default incorrent Any other default that in capable of the obligation or trust deed in any case in addition to curing the default obtained in person effecting the curre shall pay to the beneficiary all costs and expenses actually inversed in enforcing the obligation of the trust deed and expenses actually inversed in enforcing the obligation of the trust deed and expenses actually inversed in enforcing the obligation of the trust deed and expenses actually inversed in enforcing the obligation of the trust deed and expenses actually inversed in enforcing the obligation of the trust deed by law.

together with trustee's and attorney's lees not exceeding the amounts provided by law.

14. Otherwise the sale shall be held on the date and at the time and place designated on the invite of sale or the time to which said sale may be postponed as provided by law. The trustee may sell said property either in one parcel or in separate parcels and shall sell the parcel or parcels as suction to the highest budder for cash payable at the time of sale. Trustee shall deliver in the purchase its deed in lorn as required by law converging shall deliver to the purchase its deed in lorn as required by law converging pled. The recitals in the dieed of an innation of severantly express or including the fresher and beneficiary may purchase at the sale.

the granter and beneficiery may purchase at the sale.

[5] When trustee sells pursuant to the powers provided herein, frusteen, and the process of the proce

surplies of day to the granter or to his successor in interest entailed to such surplies.

16 Businesses many from time to time approve a successor in successor and the successor of the successor and the succe

of the successor trustee.

17 Trustee accepts this trust when this deed duly executed and acknowledged in 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 grantee beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

MOTE. The Trust Deed Act provides first the trustee hareunder must be affect an ottomery, who is an active member of the Oregon State Bar is bonk trust company or sorrings and loan essecution evidonized to do business under the lower of Oregon or the United States, a little insurance company outhorized to do business under the lower of Oregon or the United States, or a little insurance company outhorized to do business under the lower of Oregon or the United States or any agency thereof or an excross agent licensed sincle ORS 696 505 to 696 585.

The frantor covenients 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

This deed applies to, issues to the benefit of and hinds all partise hereto, their hers, legates, devises, administrators, executors, personal representatives, excessors and assigns. The term beneficiery shall mean the holder and owner, including pledges, of the contract secured hereby, whether or not named as a beneficiary herein. In gonstraing this deed and whenever the context so requires, the masculins gender includes the feminine and the neutor, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

	a - not the self of the
a IMPORTANT NOTICE: Delete, by lining not applicable; if warranty (a) is applicated as such weed in defined in the Treth-baserficiery MUST camply with the Acidescourse; for this purpose, if this best the purchase of a dwalling, was Serven if the instrument is NOT to be a first if a dwalling was Serven-Hers Form Marks in Acidescourse if a dwalling on Serven-Hers Form Marks fin Acides and required, disregard like (if the signer of the sterms in a server.	out, whichever worranty (a) or (b) is cable and the beneficiary is a credite in-Lending Act and Regulation Z. the and Regulation by making magained ument is to be a FRST lies to finance s-Ness Form No. 1205 or equivalent; lies, or is not to finance.
of the change is a second	

My commission expires 4-17-8

If this instrument is NOT he be a first lies, or is not to finance the purchase with the Act is not required, disregard like notice. Cif the tigner of the above is a temperature, or equivalent. If compliance the form of advanced opposition.				
STATE OF OREGON				
Country of KLAMATH) m. DECEMBER 27 85	STATE OF OREGON, County of			
SAM POOL AND PEGGY POOL	Personally appeared			
AA H.	duly sworn, did say that the former is the president and that the latter is the secretary of			
and acknowledged the toregoing instru- ment to so THIER robustary ect and deed TOPPICIANO Before me. SEARLY ON A MARKED	a corporation, and that the seal affixed to the icregoing instrument is the corporate seal of said corporation and that the instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary acr Before me:			
Mary Public for Gregor	Notary Public for Oregon			

My commission expires:

(OFFICIAL SEAL)

EZQUEST FOR FULL RECONVEYANCE

TO:

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully peid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the term of note own have been tury pers and samened, the remoty are directed, on payment to you or any sums owing to you under the terms or said trus! deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you and trust used or pursuant to secure, to secure, an evidence of the control of the parties designated by the terms of said trust deed the

DATED

, 19

Beneticiary

By Deputy

EXHIBIT "A"

A tract of land situated in the NEISW: of Section 9, T. 39 S., R. 9

B.W.M., Klamath County, Oregon, and being a portion of vacated Block 16 and
Beginning at a point on the centerline of vacated Birch Street, from which
the center quarter corner of said Section 9 bears N 33°17'23" E 571.15 feet;
thence S 19°18' W 25.00 feet to the southerly line of said Birch Street; thence
N 70°42' W 191.00 feet, along said southerly line to the easterly right of way
line of Tingley Lane (Manzanita Way by said Ewauma Park); thence N 19°18' E
thence S 66°22'22" E 140.73 feet; thence S 19°18' W 129.82 feet to the point of
Park.

Som Pool Peggy Pool

Return to: South Valley State Bank P.O. Box 5210 Klamath Falls, Oregon 97601

Attn: Jana Jenkins

STATE	OF OREGON: COUNTY OF KLAMATH: \$5.	
	January AD to 86	o'clock P M., and duly recorded in Vol. '(R.5. day
FEE	\$13.00	on Page 378 Svelyn Biehn, County Clerk By
15/	u ·	