#

TRUST DEED

Vol. 0186 Page 1028

THIS TRUS	T DEED, made this 20th day of January , 1986 , between
	Ronald L. Young Sr. & Jeaone R. Young
s Grantor,	
	Suburban Finance Company
as Beneficiary,	WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in Klamath County, Oregon, described as: The SISWINWINE; and the SWISEINWINE; LESS the Easterly 30 feet thereof, Section 12, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

IPHS I ED

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 lixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the SECURING PERFORMANCE.

---Five-Thousand-Three-Hundred-Twenty-Four and 16/100 -----

Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if

note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable

The date of maturity of the dabt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, and the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, shall become immediately due and payable.

The ebove described real preperty is not currently used for agricultural, timber or grazing purposes.

To protect the security of this trust deed, frantor agrees in the contract of the security of this trust deed, frantor agrees in Tr. protect, preserve and maintain and property in food condition and repair, not to remove or denotable are building or improvement thereon, not to convent or permit any waste of said property in food and workmanlike. To complete or restore protective and good and workmanlike research of the protection of the pro

ciel Code as the bereficiery way require and to pay for titing same on the proper public offices or offices. In well as the cost of all lies searches made by thing officers or searching agencies as every be desired describle by the bestellicity.

I To provide and continuously maintain immuners on the buildings now or hereafter erected on the naid premises against loss or derivage by fire now or hereafter erected on the naid promises against loss or derivage by fire and encount not less than 3 by the hospiciary may from time to term require. In an encount not less than 3 by the hospiciary with loss payable to the latter all companies acceptable to the beneficiary with loss payable to the latter all policies of searchest than 1 by the fire the search of the payable to the latter all policies of searchest chall be delivered to the beneficiary as soon as immend of the granter shall lail for any reason to procure entry such insurance and to deliver seal policies to the beneficiary all uses littless days prior the expression of any policy of amuneration or hereafter placed on said buildings, the beneficiary may procure the same afternation of the procure of the search of the search of the procure of the search of the sea

with our or enforcing the obligation and research as proporting to actually secured on and delend any action or proceeding purporting to 7 To appear in and delend any action or proceeding purporting to 10 To appear in end delend any action or proceeding purporting to the security rights or powers of beneficiary or trustee and in any action or proceeding meant for the beneficiary or trustee may appear, including must for the lowestern of this beneficiary or trustee and expenses, the fing evidence of table and the beneficiary or trustee and expenses the fing evidence of table and the beneficiary or in all cases shall be sumed of actorney is end in the swell of an appeal from any indigenent or do by the trust court, denote between agrees or pays such man on the appear or the trial court, denote between agrees or pays such man on the appear is less on such appeal there.

If is craftourly agreed there:

If is craftourly agreed there:

If it is event that only person or condemnation, beneficiary shall here the field of entire of the the right of entire the pays that a pays the second the second pays the the right of entire the pays that a pays the pays the pays the second pays of reasonable costs or proceedings, shall be paid to beneficiary to the condemnation of the pays to the content pays the content of the pays to the condemnation of the second pays the pays to the condemnation of the second pays the pays to the pays the pays to the pays the pays the pays to the pays the pay

ensence for such takeng, which are in excess of all resonneble costs, repenses and atterney is less if resonneble costs, represent and atterney to less if resonneble costs and expenses yet it level upon ery her proceedings, shall be pead to the trial and apposition of the resonantly paid on the trial and apposition of the trial and apposition of the trial and apposition of the trial and proceedings, agrees, at its even appears to use with proceedings, agrees, at its even appears in the such institutes as almost be necessary in the promptly trial between the second proceedings and force time to turne upon write. At any prima and from time to turne upon write and the provinces, for cancellation of the payment of the andeb didny of cray person for the payment of the andeb

(a) consent to the making of any map or plat of said property. (b) jim in grating any essential or creating any restriction, thereon, (c) join in any subordination or other agreement affecting that deed or the lieu or charge thereof, (d) reconvey, without warranty all or am part of the property. The framed of any reconveyance may be described and period the property. The grantes in any reconveyance may be described and period of the property. The grantes in any reconveyance may be described and period of the traditional thereof. Trustee a less for any of the services mentioned in this paragraph shall be not less than 35.

10 Upon any default by grante hereurder beneficiary may at any time without notice, either in person by agent or by a receiver to be appointed by a coart, and without regard to the adequacy of any security for the indebteoness hereby secured enter upon and take possession of said property or any part thereoff in a own name use or otherwise collect the rental issues and profess, including those past due and unpead and apply the same, issues and profess, including those past due and unpead and apply the same, issues and profess, including those past due and unpead and apply the same, issues and profess, including those past due and unpead and apply the same, issues and profess, including those past due and unpead and apply the same.

11 The sectoring upon and taking possession of said property, the collection of such revisit, issues and profess or convenience of one of the proceeds of fire and other smarrance policies or convenience on any experience of an alternad shall not cure or entire the same to such notice.

12. Upon default or notice of default hereunder or invalidate any act does not one of the property of the property or in his performance of any agreement hereunder the beneficiary may declare all seams incurred hereoff the crusteen thereoff and pay payment of any indebtedness secured hereby or in his performance of any agreement hereunder or invalidate any act deed in equity as a more

the manner provided in ORS 84.735 to 86.795

13. After the trusten has commerced loreclosure by advertisement and sale, and at any time price to 3 days before the date the trustee conducts the sale the grandor or any other persons or previleged by ORS 86.753, may cure the default or defaults. It the default consists of a lasher to pay when during source sourced by the trust deed the default may be cured by paying the sums secured by the trust deed the cure other than such portion as would entire amount dive at the time of the cure other than such portion as would not then be due had no default occurred. Any other default that is capable of not then be due had no default occurred. Any other default that is capable of being cured my be cured by tendering the performance required under the being cure with the default or obligation or trust deed in any case in addition to curing the default or defaults, the person effecting the cure shall pay to the beneficiary all costs defaults, the person effecting moured in enforcing the obligation of the trust deed together with trustees and attorneys less not escending the amounts provided by law.

her with trustee a and attention to the date and at the tame and of designated in the notice of sale or the lame to which said sale may obspored as provided by low. The trustee may sell said property either one parcel or in separate parcels and shall sell the parcel or percels at no aparcel or in separate parcels and shall sell the parcel or percels at no to the highest bedder for cash payable at the time of sale. Trustee on to the highest bedder for no error as required by law conveying I deliver to the purchaser at deed in form as required by law conveying repoperty to sold, but without any covenant or warranty, supress or interest to sold but without any covenant or warranty, supress or interest to sold but without any covenant or warranty, supress or in the recitals in the deed of any matters of fact shall be conclusive proof to truthfulness thereof Any person, excluding the trustee but including grantor and beneficiary may purchase at the sale.

14. Baseliciary man from time to tune appears a method any trustee named herein or to any increase trustee app Upon such appointment and without convex and out, the latter shall be vested with all title pure the property trustee herein named or appointed hereinford the position and tunner is succeed by better metrument viscosted by when recorded in the mortfair records of the country or the property is strusteed, shall be creechaste price of proper succeeder trust so

or the successor traums

17 Trustee accepts this trust when this died duly execunchrowledge is made a public record as provided by law Truste
acknowledged in made a public record as provided by law Truste
obligated to notify any party hereto of pending asle under any other
trust or of any action or proceeding in which granter beneficiary o
that be a party unless tuch action or proceeding in brought by truste
shall be a party unless tuch action or proceeding in brought by truste

must be either on attament, who is an ective member of the Oregon State Bar a bank, trust company as the lower of Oregon or the United Seates, a site insurance company authorized to insure title to real ches, the United States or any agency thereof, or an escrow agent licensed under ORS 696,505 to 696,585

The grantor covenants and agrees to said with the beneficiary and those classific united him, that he is lawfully seized in fee simple of said described real property and has a valid, unencombered life thereto

and that he will warrant and forever defend the same against all persons whomsoever.

The granter warrants that the proceeds of the loca represented by the above described note and this trust deed are:

(a) primarily for granter's personal, lamily, household or agricultural purposes (see Important Notice below),
for an organization, or (even it granter is a natural person) are for business or commercial purposes other than agricultural necessaries.

This deed applies to usures to the benefit of and binds all parties hereto, their heirs, legatess, devisees, administrators, executions, personal representatives, successors and essigns. The term beneficiery shall mean the holder end owner, including plodges, of the tors, personal representatives, successors and essigns. The term beneficiery shall mean the holder end owner, including plodges, of the tors, personal representatives, successors and essigns. The term beneficiery shall mean the holder end owner, including plodges, of the tors, personal representatives, successors and essigns. The term beneficiery shall mean the holder end owner, including plodges, of the tors, personal representatives, successors and essigns. The term beneficiery shall mean the holder end owner, including plodges, of the tors, personal representatives, successors and essigns. The term beneficiery shall mean the holder end owner, including plodges, of the tors, personal representatives, successors and essigns. The term beneficiery shall mean the holder end owner, including plodges, of the tors, personal representatives, successors and essigns. The term beneficiery shall mean the holder end owner, including plodges, of the tors, personal representatives, successors and essigns. The term beneficiery shall mean the holder end owner, including plodges, of the tors, personal representatives, successors and essigns.

IN WITNESS WHEREOF, said granter has become the day and year first above written.

IN WITNESS WHEREOF, said granter has become the hand the day and year first above written.

In with the set opplicable; if years and the applicable and the benefitiery is a condition of the trust and the first and

its the signer of the above is a corporation, were the form of unknowned-general opposits.)

STATE OF OREGON.

Klamath County of Klam
Japuary 20 86 وي

ally appeared the above named Ronald L. Young Sr. and

Jeanne R. Young

STATE OF THE STATE and acknowledged the toregoing instru-

B voluntary act and deed.

mi. 10 80 --Opportation Public for Oligon 9 11-84,

STATE OF OREGON, Cuenty of

Personally appeared

who, each being first

duly sworn, did say that the former is the president and that the latter is the

a corporation, and that the seal attimed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed and corporated in behalf of seid corporation by suthority of its board of directors; seal each of them solutioned seid instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

(OFFICIAL SEAL)

My commission expires:

EXQUEST FOR PULL ESCONVEYANCE To be used only when obliqueless have been paid.

, 19

The understand is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums sacured by said 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 bully 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 bully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed (which are delivered to you said trust deed or pursuant to utatute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you have trust deed or pursuant to utatute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you have the marriage of the trust deed or pursuant to utatute, to cancel all evidences of indebtedness secured by the foreign owing to you under the terms of the secure of the s said trust deed or pursuant to statute, in cancel all evidences of indebtedness secured by said trust deed (which are delivered to you harswith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the TO: setate tiers held trytyou under the usins, hiall reconveyance and documents to

DATED:

Bensticlary

ed CR TTE MCTE which it secures, both result be dolly

the and least or destroy that them to)
TRUST DEED PROPER No. 881) FIVE COMPANY ROUND ST. AND Jeanne R. Young Sr. and Jeanne R. Young Company Brandiciary Suburban Finance Company Suburban Finance Company Suburban Finance Company 1928 S. 6th Klamath Falls, Ore 97603	EPAGE RESERVED FOR RECORDER'S USE	STATE OF OREGON, County of Klamath I certify that the within instrument seas received for record on the 2181 day of Lanuary at 3:44 o'clock P. M. and recorded in book/reel/volume No. 196 on page 1028 or as fee/file/instru- ment/microfilm/reception No. 57530 Record of Mortgages of said County. Witness my hand and seal of County affixed. Evelyn Riehn. County Clerk must By Manuary
1 1111		。 第一章