Klamath County, Oregon, described as: Lot 19, Block 13, TRACT 1003, known as THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

to lether with all and singular the tenenants, hereditaments and appurtenances and all other rights thereunto belonging or in anywise two or bereafter appertaining, and the tents, risues and profits thereof and all fixtures now or hereafter attached to or used in connections.

tion with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the FIFTEEN THOUSAND AN I) NO 100-----

(\$15,000.00). Dollars, with interest thereon according to the terms of a promissory of even date herewith, payable to benefic any or order and made by granter, the final payment of principal and interest hereof, if

The date of parallel property of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable. The date of maturity of the debt 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 described payable, and convered, assigned or alienated by the granter 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, or here in shall become immediately due and payable.

The above described real property is not currently used for agricultural, timber or grazing purposes.

To protect the security of this trist deed, frantor agrees.

It to protect presents and maintain said property in good condition and represents to tensus and detectable any building or improvement thereon, as to consider the results of the property of the condition and experts.

It is excited any marked of said property.

It is excited any marked of said property and in good and workmanifice among any building or improvement which may be constructed, damage for another any building or independent of the constructed, and it is a second and the constructed of the consideration and the confidences, regill dama, constants, and it was and restricted and attention of the constructed property. If the 1 indican Committee of Code as the Ventral of any require and to 51 for thing some on the form public office or others as well as the cost of all the varieties of the form public office or others as well as the cost of all the varieties of the form of

now a superior and income in the prime a part to the Union Commercial shore as the Research and the prime and to 2. For thing same on the growing and cellines are seasoned at sevel as the cost of all len searches trade to the prime pays of cellines of the cellines and the prime pays of cellines of the cellines and the prime pays of the prime of the prime

(a) consent to the making of any map or plat of said property; (b) join in franting any easement or creating any restriction thereon; (c) join in any subordination or other agreement allecting this deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or person the feally entitled thereto," and the recitals there of any matters or lact shall be conclusive proof of the truthfulness thereof. Trustee's fees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or be of conclusive proof of the recitals than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or be of any security or any part thereof, in its own name or otherwise collect the tensions issues and profits, including those past due, and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attentions they be upon any indebtedness secured hereby, and in such order as beneficiary may determine.

11. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of tire and other insurance policies or compensation or awards for any taking or damate of the property, and the application or secure thereof as aloresaid, shall not cure of warve any default or notice of default hereunder or invalidate any act done pursuant to such notice.

11. Profits he grantor in payment of any indebtedness secured hereby and enteriors and secured here of any adventisement and sale. In the latter even the beneficiary or the trustee shall execute and cause to be recorded his written notice of default and his election to sell the said described real property to satisfy the obligation or lecture thereof as the required by law and proceed to forcelose this trust

the manner provided in ORS 86.735 to 86.795.

13. After the trustee has commenced foreclosure by advertisement and sale, and at any time prior to 5 days before the date the trustee conducts the sale, the grantor or any other person so privileged by ORS 86.753, may cure the default or defaults. If the default consists of a failure to pay, when due, sums secured by the trust deed, the default may be cured by paying the sums socured on the time of the cure other than such portion as would entire amount due 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 being cured may be cured by rendering the performance required under the being atom 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 and expenses actually incurred in enforcing the obligation of the trust deed together with trustee's and attorney's fees not exceeding the amounts provided by law.

and expenses actually too deeper with trustees and attorney's fees not exceeding the amounts provide by law.

14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which said sale may place designated in the notice of sale or the time to which said property either in one parcel or in septidies for each, payable at the parcel or parcels and said soil the parcel or parcels and said soil the parcel or parcels at the time of sale. Trustee shall deliver to the purchaser its deed in burn as required by law conveying the property to sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters of lact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the granter and beneficiary, may purchase at the sale.

the grantor and beneficiary, may purchase at the safe.

15. When trustee sells pursuant to the powers provided berein, trustee shall apply the proceeds of safe to payment of (1) the expenses of safe, including the compensation of the trustee and a reasonable charge by trustee attorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trustee deed as their interests may appear in the order of their princips and (4) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

surplus it aim, in the granter of to his soccessor in interest entitled to studiestically may from time to fime appoint a successor to successor to any trustee named herein or to any successor trustee appointed herein or to any successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereinder. Each such appointment and substitution shall be made by written instrument executed by benchicary, which, when recorded in the martiagae records of the country or countries in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

of the successor trustee.

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

DDD the test pind Art provious that the typee Eureunder must be often an attorney, who is an active member of the Oregan State Bar, a bank, trust company as not seen as a second and active member of the Oregan State Bar, a bank, trust company as the large second and the large second active member of the Oregan State Bar, a bank, trust company as the large second active member of the International States, a title insurance company authorized to insure title to real end of the Bart o

Evelyn Biehn, County Clerk

THE REPORT OF THE PROPERTY OF

my AmilADeputy

The greater covenants and agrees to and with the beneficiary and those claiming under him, that he is law-fully wisted in fee simple of said described stall property and has a valid, unencumbered title thereto

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

MORPOPALCE TETLE COMPARY

The strants warrants that the proceeds of the loan represented by the above described note and this trust deed are:
(a)" trimatily for strantor's personal, family of het schold purposes (see Important Notice below).
(b) - los an organization, or - seven-it grantor is a return person) are for business or commercial purposes. This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal try resentatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In constraing this deed and whenever the context so requires, the masculine tends the leminine and the neuter, and the single lar number includes the plural. IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written. • UsPCETANT NOTICE: Delete, by lining out, whichever varrantly (a) or (b) is not applicable; if warrantly (a) is applicable and the beneficient is a creditor as each went is defined in the Truth-in-Leading Act and Regulation II, the beneficient AUST tempty with the Act and Regulation by making inquired disclosures for this purpose use Sevens-Ness form No. 1819, or equivalent. If complaines with the Act is not required, disregard this solice. George Schlumbohm (If the signer of the altern is a terperation, who the form of actions or dynamics and imposite } STATE OF OREGON. STATE OF OREGON. County Milameth County of This Westingtone was acknowledged before me on This instrument was acknowledged before me on Store Schlumbohm and Ruth Dánilla Baencen. · Wife 5.5 Notary Public for Oregon (SEAL) My commission expires: 8/16/86 (SEAL) My commission expires: 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 accured by the foregoing trust deed. All sums secured by said toust 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 said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herswith together with said trust deed) and to reconvey, a ithout warranty, to the parties designated by the terms of said trust deed the estate now iteid by you under the same. Mail reconveyance and documents to DATED: , 19 Beneticiary but lose as destroy that from Dood OR INS NOTE which it are most. Both must be delivered to the trustee for concellation before reconveyance will be made, TRUST DEED STATE OF OREGON. County of Klamath POIN No. (81) #7515548 NEEK LAW FLB UD. P2574FN 1 2615 I certify that the within instrument was received for record on the ... 14thday GREEKUR A BUTCH CONTRIBUTION of March , 1986 , at 8:45 o'clock A.M., and recorded in book/reel/volume No. M86 on page 4270 or as fee/file/instru-SPACE BESERVED Grantor FOR DELMAR A. A MOULAR H. REEGLE ment/microfilm/reception No. 59192, RECORDER'S USE Record of Mortgages of said County. Witness my hand and seal of Beneticiary AFTI M MEICONDING METURN TO County affixed.

Fac: 39.00