together with all and singular the tenements, hereditiments and appurterances and all other rights thereunto belonging or in anywise new or hereafter appertaining, and the rents, issues and profits thereof and all lixtures now or hereafter attached to or used in connection with add real estate.

FIG. THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the Thirty-Four Thousand Three Hendred Sixty and No/100------WITH RIGHTS TO

response of a second payable.

The date of extensive of the event the within discribed property, or any part thereof, or any interest therein is sold, agreed to be sold conversed. As a personal discreption of the event the within discribed property, or any part thereof, or any interest therein is sold, agreed to be sold conversed. As a payable. It the event the within discribed property, or any part thereof, or any interest therein is sold, agreed to be sold conversed. As a payable if the finance of the property of the written consent or approval of the beneficiary, then, at the lever-trains option, all obligations secured by this instrument irrespective of the maturity dates expressed therein, or bearin, about become immediately due and payable.

The above discribed real property is not currently used for agricultural, tin ber or grazing purposes.

THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

them, at the lemeficiary's option, all obligations secured by this insthematic, ability become immediately due and payable.

The above discussed real property is not currently used for ogicult.

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toms and return bons affected said property, if the beneficiary so is justly, to

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pellise court shall adjudge reasonable as the beneficiary's or trustors additives the on such appeal.

It is mutually agreed that:

8. In the event that any pertion or all of said property shall be taken under the right of emment domain or condemnation, beneficiary shall have the right of so elects, to require that all or any pertion of the money pursue as compensation for such takind, which are in excess of the amount required to par all reasonable costs, expenses and attorney's less independent part of consistent in such proceedings, shall be paid to benefit say and appeal by it fast uson any reasonable costs and expenses and attorney's less medicant. Paid or insured by the state of the balance upplied upon the involution excess secured hereby, and denote after a fits own expense, to take such accounts and expenses to additional exploration, from thy upon benefatively request.

9. At ney time and from time to time upon written required of benefatively, passeen of its fees and presentation of this deed and the roots for endivisionent in case of full reconveyances, for cancellation), without affecting the liabilities of any person for the payment of the indebtediets, finistee may

(a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subsordination or other agreement affecting 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 persons legislic entitled thereto," and the recitals therein of any matters or lacts shall be confusive mood of the truthfulness thereof. Trustee's lees for any of the service 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 by a receiver to be appointed by a court, and without refard to the adequacy of any security to the irreductions hereby secured, enter upon and take possession of said property in any part thereof, in its own name sue or otherwise collect the ratio issues and profits, including those past due and unpaid, and apply the same, less over and expenses of operation and collection, including reasonable attentions.

11. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of line and other insulance policies or compensation or awards for any taking or damage of the collection of such rents, issues and profits, or the proceeds of line and other insulance policies or compensation or release thereof as aloresaid, shall not cure or waive my default or notice of default hereunder or invalidate any act done pursurest to such notice.

property, and the application or release thereol as aloresaid, shall not cure of waive in delault for notice of default hereunder or invalidate any act done pursuret to such notice.

12. Upon default by: grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, the heneliciary may declare all sums secured hereby immediately due and payable. In such an event the beneliciary at his election may proceed to foreclose this trust deed in equity as a morefact or direct the trustee to foreclose this trust deed water the secure and cause to be recorded his written notice of default and his election to set, the said described real property to satisfy the obligations secured hereby, whereupon the trustee shall fix the time and place of sale, give notice therest as their required by law and proceed to foreclose this trust deed in the number provided in ORS 58.740 to 86.795.

13. Should the beneficiary elect to foreclose by advertisement and sale them altered default at ony time prior to five days before the date set by the trustee for the trustee's sale, the grantor or other person so privileged by ORS 16.760, may pay to the beneficiary or his successors in interest, respectively, the entire amount then due under the terms of the trust deed and the obligation secured thereby (including costs and expenses actually incurred in enforcing the terms of the obligation and trustee's and attorney's less not exceeding the amounts provided by law) other than such portion of the principal is would not then be due had no default occurred, and thereby including costs and expenses actually incurred in enforcing the terms of the obligation and trustee's and attorney's less not exceeding the amounts provided by law) other than such portion of the principal is would not then be due had no default occurred, and thereby including costs and expenses actually incurred in enforced in the horizont of the principal is successful in the notice of sale or the time to which said sale may be performed as

surply: it any, to the grantot of to his successor in linear enhance to such surply:

16. For any reason permitted by law beneliciary may from time to time appoint a successor or successors to any trustee named herein or to any success retrieve appointed hereinder. Upon such appointment, and without convey ance to the 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 beneliciary, containing reference to this trust deed and its place of record, which, when recorded in the office of the County Clerk or Recorder of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

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

The granter covenants 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 4 antor warrants that the proceeds of the loss represented by the above described note and this trust deed are:

17) Printentity for Kannor's personal, landing his returning purposes (see Imperiant Notice below),

(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes other than agricultural interpolate.

ires to the benefit of an I binds all parties hereto, their heirs, legatees, devisees, administrators, executo

IN WIT  IMPORTANT NOT as applicable; if a such ward is such ward is such ward is such ward is he particulary MUST inclusives; for thi he particular of a f this instrument af a dwelling us with the Act is not	NESS WHEREOF, said greater has NESS WHEREOF, said greater has warranty to in applicable and the banefic ary defined in the Truth-in-Landing Act and Regulation with the Act and Regulation by make surpose, if this instrument is to be a FIET line to dealing, use Stevens-Ness Form 16. 1305 of the New York	(a) or (b) is Is a creditor ation Z, the ling required on to finance requivalent; whe purchase f compliance
(If the signer of the	above is a torparation, newledgment opposite.)	STATE OF OREGON, County of Klamath ) ss.
STATE OF OR	,	March 4
County of	. 19	Personally appeared Reginald R. LeQuieu who, each being first
Perm nally	appeared the above mamed	duly swam, did say that the former is the president and that the latter is the L.Q. DEVELOPMENT, OREG., LTD.
ment to be (OFFICIAL SEAL)	and aclinowledged the foregoing instru- voluntary act and dead. Before me: Notary Public for Oregon My commission expires:	a corporation, and that the seal attixed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed and corporate sealed in behalf of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be its voluntary and and deed.  Before me:    (OFFICIAL Notary Public for Oregon SEAL)  My commission expires: 3-14-87
TO:	NEC.	DUEST FOR FUIL RECONVEYANCE  5 only when valigations have been paid.  , Trustee  , Trustee

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The undersigned is the legal owner and holder of all indebtedness secured by the loregoing trust deed. All sums secured by said the undersigned is the legal owner and noter: of all indeptenness secured by the loregoing thus deed, all sums secured by said trust fleed 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 fleed 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 frust deed or pursuant to statute, to consel all evidences of indebtedness secured by said trust deed (which are delivered to you said frust deed or pursuant to statute, to consel all evidences of indebtedness secured by said trust deed (which are delivered to you said trust veed or pursuant to statute, to clarker the evidences of indeptedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to receivey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to

, 19. .. ..

Beneficiary

STATE OF OREGON,

Do not less or delitroy this Trust Good OR THE NIGHE which it necures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED  [FORM No. 381]	
Grantist	SPACII RESERVED FOR
	RECORDER'S USE
Beneficiary  AFTER RECORDING RICTURN TO	

12. T. BOX 5210

IDIMATH FALLS, DREGON 97601

ment/microfilm/reception No. 59194., Record of Mortgages of said County. Witness my hand and seal of County affixed.

County of Klamath I certify that the within instrument was received for record on the 14th day at 9:03 o'clock A.M., and recorded in book/reel/volume No. M86 on page 4274 or as fee/file/instru-

...Evelyn Biehn, County Clerk .....

Fee: \$9.00