FORM He. E81-1Oregon Trust Deed	Contact_18UST DEED (No restri	K-38675	BTEVENS-NESS LAW PUBLISHING CO., PORTLAN	ND. OR. 97204
[∞] 62041		TRUST DEED	Vol/18 Page 946	~ @
	ED, made this g and Lynette	30 day of J. Freitag, hush	May, 1986, pand and wife	between
as Grantor, KLAMATH PERDRIAU INVEST	COUNTY TITLE MENT CORP., @	COMPANY, an Orec n Oregon corporat	gon corporation , as True	stee, and
as Beneficiary,	an an a	WITNESSETH:	in trust with power of sale, the	property
Grantor irrevocab in Klamath	ly grants, bargains, County, Or	sells and conveys to truste regon, described as:	ee in trust, with power of sale, the	
Beginning at a Small Farms, in the	County of Klama	th. State of Oregon,	Tract 33 of Altamont , said point being 107 and running: thence South	

feet distant from the Northwest corner of 88°46' East along the said Northerly boundary of said Tract 107 feet; thence South 0°11' West 200 feet, more or less, to a point in the Southerly boundary of said tract; thence North 88°46' West along the Southerly boundary of said Fract 107 feet; thence North 0°11' East 200 feet, more or less, to the point of >beginning.

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 fixtures now or hereafter attached to or used in connecr nerealler appenditung, and the relies, issues and provide increased and an increase solution of increased and payment of the vith said real estate. FOR THE PURPOSE OF SECURINC PERFORMANCE of each agreement of grantor herein contained and payment of the

tion with sum of NINETEEN THOUSAND FIVE HUNDRED AND NO/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

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

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Ine above described real property is not currently used for agricul To protect the security of this trust deed, grantor agrees: 1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of said property. To complete or restore promptly and in good and workmalike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor. 3. To comply with all-laws, ordinances, regulstion, co enants, condi-tions and restrictions allecting said property; if the beneficiary so request, to join in executing such financing statements pursuant to the Unitorm Commute chal Code as the beenkizing: may require and to pay for filing same in the proper public office or offices, as well as the cost of all lien escribes may beneficiary.

tions and restrictions allecting sand property. It uses to the Unitorm Commer-ion in executing such linearing statements parameter to the Unitorm Commer-ical Code as the beneficiary may regul as the cost of all lien searches made proper public office or other, and searching. Searching and the state by the beneficiary. To provide and contingously maintain insurance on the buildings from or hereafter erected on the said premises against loss or damage by the and such other haards as the Asia premises against loss or damage by the introductor shall list for any interpret to the said premises against loss or damage by the origines of insurance shall be delivered to throcure any such insurance and to it the grantor shall list for any interpret to the latter; all policies of insurance shall be delivered to throcure any such insurance and to deliver said policy of insurance new or hereafter placed on said buildings, the beneficiary or procure the same at grantor's expense. The amount deliver said policy of insurance new or hereafter placed on said buildings, the beneficiary on the relaxed to grantor's context and the state any act done pursuant to such notice. The torus and the such as a such any part thereof, may be releaved to grantor's expense. The amount deliver any delault or notice of delauth here under or invalidate any act done pursuant to such notice. The form construction if can allot a collectary may determine, or at option of beneficiary the sum at grant said or par all taxes, assessments and there charges that may be levied or assessed upon or against said press due or delinquent and promptily deliver receipts these to the payment. Denoticiary may at the trate set forth in the note secured hereby, together with due to and become a part of the debt secured by this trust deed, hereoit and for such payments, with intere as alorestic, or this trust deed, hereoit and for such payments, with intere as all active with whether and all such apyments and in tracts and actively to thereary should the dation dat

(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 subordination or other agreement allecting this deed or the lien or charge thereoi; (d) reconvey, without warranty, all or any part of the property. The final detection of the recitals there on any matters or lacts shall be conclusive proof of the truthfulness thereoi. Trustee's fees for any of the services mentioned in this paragraph shall be not less than \$5.
10. Upon any delault by grantor hereunder, hereficiary may at any time without notice, either in person. by aftent of by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property, the collection of suid property, the follection of suid property, and the application or release thereon and prolited may active of delault by grantor in such order as beneroes of a beneroes of a suid property, the follection of suid propension or release thered of an any detarmine.
11. The entering upon and taking possession of said property, the follection of suid proferions and prolites or compensation or any afferend for any indebtedness secured hereby and invalidate any act done or property, and the application or release thereoid and pay and detarmine.
12. Upon delault by grantor in payment of any indebtedness secured hereby immediately due and payable. In such any detarmine to such notice.
13. Upon delault by grantor in apy proceed to loreclose this trust deed in requiry as a mortgage or direct the beneficiary may detarmine to such notice.
14. Upon delault by grantor here the beneficiary may detarmine to such notice.
15. Upon delault by grantor in payme

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 granter or any other preson so privileged by ORS 86.753, may cure sale, the granter 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 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 my be cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing the default orsts and expenses actually incurred in enforcing the obligation of the trust deed together with trustees 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

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 sale may place designated in the notice of sale or the time to which said property either in one parcel or in separate process and shall sell the parcel or parcels at soution to the highest bidder its deed in form as required by law conveying the property so sold, and each of any matters of lact shall be conclusive proof of the truthfulmest thereof. Any person, excluding the trustee, but including the grantor and beneficiary may purchase at the sale.

the grantor and beneliciary may purchase at the sale. 15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, in-cluding the compensation of the trustee and a reasonable charge by trustee's satorney. (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 trust deed as their interests may appear in the order of their priority and (4) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

16. Beneficiary may from time to time appoint a successor in interest entitled to such autplus. 16. Beneficiary may from time to time appoint a successor are success-sors to any trustee named herein or to any successor trustee appointed here-meter. Upon such appointment, and without conveyance to the successor trustee, the list be vested with all tile, powers and duties conferred trustee, the base herein named or appointed hereunder. Each such appointed trustee herein named or suppointed hereunder. Each such appointed and base here in the most of the written instrument excuted by beamties m 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 of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

	9469-
The grantor covenants and agrees to and wit fully seized in fee simple of said described real prop	h the beneficiary and those claiming under him, that he is law- berty and has a valid, unencumbered title thereto
and that he will warrant and forever defend the sa	nme against all persons whomsoever.
(a) ^{**} primarily for grantor's personal, tamily, housen (b) for an organization, or feven if granter is a nate purposes.	represented by the above described note and this trust deed are: old or agricultural purposes (see Important Notice below), and porson) are for business or commercial purposes other than agricultural - binds all parties hereto, their heirs, legatees, devisees, administrators, execu- erm beneficiary shall mean the holder and owner, including pledgee, of the
tors, personal representatives, successors and assists. The contract secured hereby, whether or not named at a benefici- mesculing dender includes the femining and the neuter, and	ary herein. In construing this deed and whenever the context so requires, the the singular number includes the plural.
* IMPORTANT NOTICE: Delete, by lining out, whichever womanty	
as such word is defined in the Truth-in-Lending Ac. and kegul beneficiary MUST comply with the Act and Regulation by mail disclosures; for this purpose, if this instrument is to be a FIRST life the purchase of a dwelling, use Stevens-Ness Form No. 1305 or if this instrument is NOT to be a first lien, or is not to finance of a dwelling use Stevens-Ness Form No. 1306; or equivalent. I with the Act is not required, disregard this notice.	ing required <u>Aynelle</u> Attatag
(if the signer of the above is a corporation, use the form of acknowledgment opposite.)	93.490)
STATE OF OREGON, County of Klamath	STATE OF OREGON, County of
<u>May 30 , 19 86 .</u>	Porsonally appeared
Personally appeared the above named	duly sworn, did say that the former is the president and that the latter is the
Lynette J. Freitag	secretary of
Thand acknowledged the foregoing instru- ment to be their voluntary act and deed.	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 sealed in behalt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me:
TOFFICIAL BL TOPATA MUDIE	
SEAD Notary Abblic for Oregon My commission expires: 8/27/87	Notary Public for Oregon (OFFICIAL SEAL) My commission expires:
	ST FOR FULL RECONVEYANCE
TO :	., Trustee
trust deed have been fully paid and satisfied. You hereby	
	Beneficiary
· 我的你的问题,你的你,你会知道你们的你们能能能能。我们	같이 같이 같아요. 이 바닐까? 제외 김 사이가 좋아 있다. 가장 사람이 가지? 같이 같이 같아요. 이 바닐까? 제외 김 사이가 좋아 있다. 가장 사람이 가지?
	res. Both must be delivered to the trustee for cancellation before reconveyance will be made.
	nder heinen der Gester Bereichten der Bereichten der Bereichten der Bereichten der Bereichten der Bereichten der Bereichten Bereichten der Bereichten der Bereichten der Bereichten der Bereichten der Bereichten der Bereichten d
TRUST DEED OF	I certify that the within instru-
ente la contra de la Contra de la contra d	ment was received for record on the 2ndday ofJune
an gradiant de Grantor	SPACE RESERVED in book/reel/volume NoM86on FOR page9462or as document/fee/file/
Beneficiary	RECORDER'S USE instrument/microfilm No. 52041 , Record of Mortgages of said County. Witness my hand and seal of
AFTER RECORDING RETURN TO	County affixed. Evelyn Biehn, County Clerk
Perdriau Investment Corp. 3280 Anderson	ree: \$9.00 By Am Smith Deputy
Klamath Falls, OR 97603	
· 我们们们的,你们不能是你们的。"你们们的"能够要能的"。	· 24년 2월 14 월 2011년 - 1911년 2월 2011년 - 2011년 2월 2011년 2011년 2월 2011년 - 1911년 2월 2011년 - 1911년 2월 2011년 - 1911년

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