No. 881—Oregon Trust Deed Series—TRUST DEE	TRUST DEED	April	age 12981	
UTVICE DEED mad	e this		,	
THIS TRUST DEED, ME	e this <u>29th</u> day of <u>scRow</u> , <u>INC</u> , an <u>Oregon</u>	Corporation	as Trustee, and	,
Grantor, ASPEN TITLE &		****		
ARGARET H. SPULLING			ower of sale, the propert	y
Beneficiary,	WITNESSEL	trustee in trust, with	y u + 7 + -	
Grantor irrevocably grant	WITNESSETH s, bargains, sells and conveys to County, Oregon, described as: #1184, OREGON SHORES - U egon.	ADDIT	ION, in the County	
nKlanku	#1184, OREGON SHORES - U	NIT #2 FILOT		
Lot 18, Block 49, Ifact of Klamath, State of Ore	gon.			ll.
of Klanach,				//
	tenements, hereditaments and appurt the rents, issues and profits thereof cECURING PERFORMANCE of e	the ather right	thereunto belonging or in an	nywise
	tenements, hereditaments and appurt the rents, issues and profits thereof SECURING PERFORMANCE of SECURING FIFTY AND NO/1	enances and all differences and all fixtures now or here	erein contained and payment	of the
together with all and singular the	the rents, issues and product of the rents, issues and product of the rent of	each agreement of grantor h	the terms of a pror	missory
tion with said real PURPOSE OF	EE HUNDRED FIFTY AND NOT	llars, with interest thereon a	nt of principal and interest ne	
sum of ONE (\$1.350.00)	haneficiary or order and made	ote 19	hich the final installment of so	d to be
note of even date herewith, per and in not sooner paid, to be due and it	be debt secured by this instrument is the within described property	, or any part thereof, or an , or any part thereof, or an , aving obtained the written	consent or approval of the bon maturity dates expressed the	erein, or
The date of maturity of the becomes due and payable. In the becomes due assigned or alie	u - Llidations Secure	and a purpose	i i sometti (b) join
then, at the beneficiary sediately	nated by the granton by this instru- , all obligations secured by this instru- v due and payable. roperty is not currently used for agricultu roperty is not currently and condition of this trust deed, grantor agrees:	(a) consent to the making of a	ny map or plat of said property; (ny map restriction thereon; (c) jo ind any method be der or the her and allecting this deed or the her no warranty; all or any part of the pro- warranty; all or any part of the pro- nay, be described as the "person nay be described as may matter be	or charge operty. The
The above described to	table trust deed, grantor agrees	subordination or other agreed thereol; (d) reconvey, without	warranty, all of the as the "person nay be described as the "person	facts shall any of the
repair; not to remove or dette	bit this trust deed, kind good condition maintain said property in good thereon; said property, said property, in good and workmanlike promptly and in good and workmanlike all costs incurred therefor. all costs incurred therefor. ordinances, regulations, covenants, condi- ordinances, regulations, covenants, condi- concerty. if the beneliciary so requests to concerty. if the beneliciary so requests.	grantee in any receiver and the legally entitled thereto, and the be conclusive proof of the trui be conclusive proof of the trui services mentioned in this parage services the upon any default	ny map or plat othereen; (c) n ind any restitction thereen; (c) n n altecting this deed or the lien n altecting this deed or the pro- nay be described as the operation nay be described as the operation te recitals therein of any matters or te recitals therein of any matters or thulness thereof. Trustee's lees lor hiulness thereof. Trustee's lees lor hiulness thereof. Trustee's lees lor hiulness thereof. Trustee's lees lor for the state of the state person, by agent or by a receiver person, by agent or by a receiver person, by agent or by a receiver de, enter upon and take possession o d, enter upon and take possession of the state of	nay at any to be ap- security for
2. To complete manner any building or improvement manner any building pay when due but noved thereon, and pay with all laws	all costs incurred thereion, covenants, condi- ordinances, regulations, covenants, condi- ordinances, regulations, covenants, condi-	time without notice, either in pointed by a court, and without noticed by a court bereby secure	d, enter upon and take possession o d, enter upon and take possession o d, enter upon and take possession o	of said prop of the rents. In the same,
tions and restrictions affecting said tions and restrictions affecting stations in executing such financing stations in executing such financing may	tements pursuant to the filing same in the require and to pay lor filing same in the require at the cost of all lien searches made used as the cost of all desirable by the	erty or any part mercuding to issues and profits, including to	ration and collection, including return ration and collection, and in such or	rder as bene-
cial Code as the or offices, as	ncies as may be decide	nev's fees upon any many	n and taking possession of said in and taking possession of said	ire and other lamage of the
4. To provide the s now or hereafter erected on the s now or hereafter hazards as the br	neticiary may from Value, written and neticiary may able to the latter; all	insurance policies or competition insurance policies or competition and the application police	or release thereon as invalidate of default hereunder or invalidate	edness secured
an amount not less that to the ben companies acceptable to the deli	ivered to the beneficiary such insurance and to reason to procure any such insurance and to reason to procure any such insurance and to little any such insurance and to reason to procure any such insurance and to procure any such insurance and to reason to procure any such insurance and to procure any such insurance and to reason to procure any such insurance any such insure any such insure any such insurance any such insurance any	pursuant to such notice. 12. Upon delault by	e of any agreement hereunder, the b	this trust deed
deliver said policies of insurance tion of any policy of insurance if	now of at grantor's expension by beneficiar resonance policy may be applied by beneficiar insurance policy may be applied by collected.	y declare all sums which are a his event the beneficiary at his event the	the latter event the beneficiary of t	and his election ligation secured
collected under any indebtedness sec ciary upon any indebtedness sec ciary determine, or at option of	beneliciary the entire amount or release shi beneliciary the entire amount or release shi d to grantor. Such application or invalidate at d to grantor of default hereunder or invalidate at	advertisement anse to be re execute and cause to be re to sell the said described	tee shall fix the time and place of	is trust deed in
not cure or waive any such notic	e. Iree from construction item assessed upon assessed upon the levied or assessed upon and off	her thereof as men vided in Ol	te has commenced foreclosure by at	dvertisement and stee conducts the 6 753, may cure
taxes, assessmenty before a	linquent and promotent of any trantor, eit	her sale, and at any or any of	ther person so privileged by one to ther person so privileged by one to the default consists of a failure to i the default consists of a failure to the default may be cured	d by paying portion as would
to beneficiary; should the should be to be the should be t	oviding beneliciary with take payment the oviding beneliciary with take payment the oviding at its option, make payment the two may, at its option, make payment the two may, at its option, make payment the	this entire amount due had no	default occurred, the performance re ed by tendering the performance re in addition to curit	ng the default
and the amount with the oblinereby together with the added to	and become a part of the breach of any of the and become a part of the breach of any rights arising from breach of any rights arising the interest as aloresaid, the f	the being cured may be orop- obligation or trust deed othe defaults, the person effort	fn any case, in pay to the be cting the cure shall pay to the be curred in enforcing the obligation neurred in enforcing the	of the trust de amounts provid
trust deed, without dor suc	as well as the grantor, such obligation as well as the payment of the obligation	with- together with trustee's a	he sale shall be held on the date at	hich said sale m
same extent that they paym described, and all such paym described, and the nonpaym	ents shall, at the option and payable ent thereoi shall, at the option and payable this trust deed immediately due and payable this trust deed immediately due including th	e and place designated in the e cost be postponed as provide be postponed or in se	narate parcels and shall sell the til	me of sale. It a
render all sums secon this tr constitute a breach of this tr constitute a breach of all costs,	less and expenses of this trustee in less and expenses of the trustee in e other costs and expenses of the trustee is and allo	shall deliver to the pu shall deliver to the pu	rchaser its deed in ionant or warra but without any covenant or iact shall but deed of any matters of fact shall	be conclusive p ustee, but inclu
of title section with or in en in connection with or in en	d delend any action or proceeding part and in an	y suit. plied. The recitals in the suit. plied. The recitals in the truthfulness the cluding of the truthfulness the suite the suite	ciary, may purchase at the sale.	ovided herein, fra
affect the proceeding in whi action or proceeding in whi	e of this deed, to pay trustee's attorney e of the beneficiary's or trustee's attorney of the beneficiary's or trustee's attorney and the beneficiary's or trustee's attorney	shall be shall apply the proce	tion of the trustee and a reasonable	matee in the
cluding evidence of the cluding evidence of the amount of attorney's lees amount of attorney's lees tired by the trial court at	mentioned in the event of an appeal from such sum as ad in the event of an appeal from such sum as grantor further agrees to pay such sum as grantor further as the beneliciary's or trustee	attorney. (a) de lien having recorded lien deed as their interest deed as their interest	a may appear in the ordessor in int	terest children
decree of the frid adjuds pellate court shall adjuds nev's tees on such appeal.	dreed that:	he taken surplus. If Beneficit have the taken to any truster	ry may from time to any successor to	ance to the sur
It is multually 8. In the event th the right of eminer	at any portion of empation, beneficiary monies at domain or condemnation, beneficiary monies at domain or condemnation of the amount equire that all or any portion of the amount equire that all or any portion of the amount	payable sors to ally required under. Upon such paid or truster, the latter s		
right, increasion for the	ats, expenses and shall be pant attor	nev's lees, and substitution shi	of m the mortance rectilize proof	of proper upper
applied by it first and a both in the trial and a both in such proceeding	ppellate courses, and the balance applied upon to take su ings, and the balance applied upon to take su	such com- acknowledged is n	accepts this record as provided	mier any other
secured hereby; and instru-	intents as shall request.	te note for trust or of any a	nless such action or proceeding	
pensaisting 9. At any time ficiary, payment of its andorsement (in case o	numers as shall be exit. on beneficiary's request. The sand presentation of this deed and the fees and presentation cancellation), without full reconveyances, for cancellation), without from for the payment of the indebtedness, t sont for the payment of the indebtedness, t sociation counterized to do business under the sociation counterized to do business under the its subsidiaries, offiliates, ogents or branches, t	nustee may who is on a	ctive member of the Oregon State ba ites, a title insurance company authori ites, a title anstrow agent licensed under	ized to insure titl ar ORS 696.505 to
the liability of any pe	Act provides that the trustee hereunder must be relation authorized to do business under the	laws of Oregon or the United States or any agency the		
NOTE: the thus, ban a or savings and loan a property of this state,	ssociation admonstrates, ogenis of administration administr			

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12982 The grantor 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 grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are: (a)* primarily for grantor's personal, family or household purposes (see Important Notice below), (b) for an organization, or (even if grantor is a natural 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 representatives, 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 construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural. IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written. * IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creatior as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice. aller (If the signer of the above is a co use the form of acknowledgement STATE OF 2005 500, CALIFORNIA STATE OF OREGON County of LOS Angeles 35. County of This instrument was acknowledged before me on July 15 19 86 by This instrument was acknowledged before me on ,19 86,by 19 by ... Peter L. Thompson as oł & foar Dalan man Public for Drapp Notary Public for Oregon (SEAL) My commission expires: Ca April 7,1989 California (SEAL) My commission expires: REQUEST FOR FULL RECONVEYANCE OFFICIAL SEAL MARIA ROSARIA ULELAY NOTARY PUBLIC - CALIFORNIA To be used only when abligations have been paid. TO ., Trustee LOS ANGELES COUNTY My comm. expires APR 7, 1989 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 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 herewith together with said trust deed) and to reconvey, 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 ... DATED: Beneliciary Do not lase or destroy this Trust Dood OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be r TRUST DEED STATE OF OREGON. (FORM No. 881) **SS**. County ofKlamath NESS LAW PUB. CO., PORTLAND I certify that the within instrument was received for record on the .25th day Peter L. Thompson July of, 19....86, at .8:30 o'clock .A.M., and recorded Grantor SPACE RESERVED in book/reel/volume No. M86 on FOR Margaret H. Spuller RECORDER'S USE ment/microfilm/reception No. 64021 , Record of Mortgages of said County. Beneficiary Witness my hand and seal of County affixed. AFTER RECORDING RETURN TO Margaret H. Spuller ... Evelyn Biebn, County Clerk HC 30, Box 127A Chiloquin, OR 97624 Dr. M. Deputy Fee:\$9.00 By Ann