FORM No. 881-Oregon Trust Deed Series-TRUS! DI	HD. LG+ \$3.00	STEVENS-NESS LAW PUB, CO., PORTLAND, OR. 97204
64596	TRUST DEED Vol	Male Page 14057 August Page 186 between
	Attorney at Law BONNIE L. MEEKER, husband a	, as Trustee, and
as Beneficiary,	WITNESSETH:	
Grantor irrevocably grants, inKlamath	, bargains, sells and conveys to trustee in County, Oregon, described as: Undivi	trust, with power of sale, the property ded one-third interest in
WASHBURN PARK, Tra	ract 1239, a resubdivision of act 1080, according to the of fice of the County Clerk of ats and encumbrances of reco	Klamath County, Oregon.
paranta a providente.	an alger son an an an an airtean an ann an	an a
now or hereafter apperfaining, and the tion with said real estate. FOR THE PURPOSE OF SEC sum of SEVENTEEN THOUS note of even date herewith, payable to not sconer paid, to be due and payable	enwnts, hereditaments and appurtenances and all rents, issues and prolits thereol and all lixtures n CURING PERFORMANCE of each agreement of SAND FOUR HUNDRED SIXTEEN A beneficiary or order and made by grantor, the fir he August 5, 19.96 to secured by this instrument is the date, stated ab the which described property, or any part there	t grantor herein contained and payment of the ND 66/100

The due of mainly of the event the within described property, or any part thereof, or any interest therein is soid, alleed to be becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is soid, alleed to y, 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, sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or then, at the beneficiary due and payable. The above described real property is not currently used for agricultural, timber or grazing purposes.

sold, conveyed, assigned or alienated by the grantom without first herein, shall become immediately dua and payable.
The above described real property is not currently used for egyicute 1. To protect the security of this timit and property in good condition.
To protect the security of this timit and property in good condition of persons and the security of this timit and property in good condition.
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(a) consent to the making of any map or plat of said property; (b) join in granning any easement or creating any restriction thereon; (c) join in any granning any easement or creating any restriction thereon; (c) join any granting or other agreement allecting this deed or the lien or charge function; (d) reconvey, without warrants, all or any matt of the property. The grantee in any reconveyance may be discribed as the "person or person experiment allecting thereoi, (d) reconvey, without warrants, all or any matters or facts shall be conclusive proof of the truthuliness thereoi. Truty were selected or the lien or charge 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 by a receiver to be appointed by a court, and without regard to the adquary of any security for any part thereol, in its barget of the adquary of any security or any part thereol, in its barget of hereinder, and apply the same. Iess costs and expenses of operation and collection. Including these 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 prolits, or notice of detault hereunder or invalidate any act done pursuant to such rotice.
11. The entering the grantor in payment of any taking or damage of the property, and the application or release thereof as alloresial, shall not cure or waive any delault or notice of any accent the beneficiary may act done provide as the restriction or invalidate any act done pursuant to such notice.
12. Upon deformance of any accent the beneficiary may at the application or velease thereof as alloresian, shall not cure or invalidate any act done pursuant to such notice.
13. After the trustee has commenced for closure by advertisement and such, and at any incert to 5 days below the such adace to a such are inverted by

the manner provided in ORS 86.735 to 86.795. 13. After the trustee has commenced foreclosure by advertisement and sule, and at any time prior to 5 days before the date the trustee conducts the sule, the frantor or any other priors no privileged by ORS 86.735, may cure the default or defaults. If the default consists of a lailure 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 the cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing the default costs and expenses actually incurred in enforcing the obligation of the trust deed by leave. 14. Otherwise, the sale shall be held on the deta to the

together with trustee's 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 place designated in the rotice of sale or the time to which said sale may be postponed as provided by law. The truster may sell said property either in one parcel or in separate parcels and shall sell the parcel or parcels at uction to the highest bidder for each, payoth as required by law conveying the property so sold, but without any consant or equired by law conveying of the trusteeres, but without any consant or equired by law conveying the property so sold, but without any person, excluding the trustee, but including the trusteeres, but without any person, excluding the trustee, but including the frantor and beneficiary, may purchase at the sale. 15. When trustee sells pursuant to the powers provided herein, trustee shall apply, the preceds of sale to payment of (1) the expenses of sale, in-cluding the compensation of the trustee and a trasonable charge by trustee's attorney. (2) to the obligation secured by the trust deed, (3) to all presons having recorded lines subsequent to the interest end be trustee in the trust level as their interest may appear in the older of their priority and (4) the surphus. 16. Beneliciary may from time to time spixint a successor of success

surplus, if any, to the grantor or to his survessor in interest entitled to such surplus. 16. Beneliciary may from time to time appoint a successor or success-sorts to any structe annuel herein or to any successor trustee appointed here-under. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all tille, powers and duties conterred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneliciary, which, when recorded in the mortgage records 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 acknowledged is made a public record as provided by law. Truster is not obligated to notify any party hereto of pendien shantor, 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 momber of the Oregon State Bar, a bank, trust company or savings and loan association authorized to in business under the laws of Oregon or the United States, a title Insurance company authorized to Insure sitile to real property of this state, its subsidiaries, atfiliates, agents or branches, the United States or any agency thereof, or an estrow agent licensed under ORS 696.505 to 696.585. որուսում է ենքում է ու որում է ենքում է ենքում է ու որում է է ենքում է ենքում է ենքում է ենքում է ենքում է ենքո Հուսում է ենքում է որում է ենքում է ենքում է ու որում է ենքում է ենքում է ենքում է ենքում է ենքում է ենքում է ե

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of still described real property and has a valid, unencumbered title thereto except as stated herein,

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

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 boneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neutror, 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 creditor as such word is defined in the Truth in-Lending. Act and Regulation 2, 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.

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(If the signer of the above is a corporation, -

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STATE OF OREGON,	STATE OF OREGON,) 55.
Countros KLAMATH) ss.	County of	
This instrument was acknewledged before me on		wiedged before me on
August 7/19 80 by RAYMOND W	• 19, by	
TACOBSON affil RUTH M. JACOBSON,	85	
husband and wite	of	
TAILE TO DOLO		
Motary Public for Oregon	Notary Public for Oregon	(SEAL)
SEAL) My commission expires: 8/27/87	My commission expires:	
With the statement		
	ST FOR FULL RECONVEYANCE	
Te be used en	aly when obligations have been paid.	
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)A16D:,		
		Beneficiary
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Do not loss or desirey this Trust Dood OR THE NOTE which it secur TRUST DEED (FO 2M No. 581)	se. Both must be delivered to the tru	stee for concellation before reconveyonce will be made. STATE OF OREGON, County ofKlamath
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