ESILA No. 881-1-Oregon Trust Di ed Segiss-TRUST DEED (N: Olt -	K-38898	1 1 1 DAG	ICE 15398
65264	TRUST DEED		iye
THIS TRUST DEED, made this	s	August	, 198.6, between
LARR as Grantor, KLAMATH COUNTY T	Y D. BROWN		
ISABEL H. CLAUSON			
as Beneliciary,	WITNESSETH:		•
Grantor irrevocibly grants, barge KlamathCounty		stee in trust, with powe	er of sale, the propert
SEE ATTACHED EX	HIBIT "A" FOR LEGA	L DESCRIPTION	
1			
	• • • • • • • • •		
lagether with all and singilar the tenements, i new or berealter appertaining, and the rents, i ion with said real estate.	ssues and profits thereof and all fi	xtures now or herealter atta	ched to or used in conn
FOR THE PURPOSE OF SECURING unt of TWENTY-SIX THOUS	AND NINE HUNDRED A		
κιte of even (late herewith, ps) able to benetici	ary or order and made by grantor.		
not sooner paid, to be due and payable The date of maturity of the debt secured	I by this instrument is the date, st	, 19 ated above, on which the fin	nal installment of said n
becomes due und payable. The above described real property is not cur	mently used for agricultural, timber or	grazing purposes.	
To protect the security of this trust dee 1. To protect, preserve and maintain said prop		to the making of any map or pla	ction thereon: (c) join in a
d) repair: not to remove or (lemclish any building or of to commit or permit any white of said property. 2. To complete or instore promptly and in , summer any building or improvement which may be c strayed thereon, and pay which due all costs incurred t 3. To comply with all have, ordinances, regula- cost and restrictions allocing and property, if the ber- m in esecuting such linancing takin ments pursuant to el Code as the beneficiary may in unre and to pay soper public office or offices, as well as the cost of build officers or searching tiget ies as may be de- sneliciary. 4. To provide and costinue. by maintain insu- or or berefice reserved on the size premiser against.	mprovement therein, stod and workminike instructed, damaged or herefor, ims, covenants, condi- the Unitory Connection the Unitory Connect	or other agreement allecting the reconvey, without warranty, all of ny reconveyance may be descrift d thereto," and the recitals thereo proof of the truthfulness thereo oned in this paragraph shall be no pon any delault by grantor here motice, either in person, by age court, and without regard to the ess hereby secured, enter upon a part thereof, in its own name su plits, including those past due an 'expenses of operation and collec on any indebtodness secured here	is deed or the lien or cha rany part of the property. A rol as the "person or pers in of any matters or lacts ai t, Trustee's lees lor any of t lees than \$5. under, beneficiary may at a nt or by a receiver to be e adequaey of any security at take possession of said pr or otherwise collect the re- d unpaid, and apply the sa- ton, including reasonable at
nd repair: not to remove or (lemclish any building or of to commit or permit any write of said property. 2. To complete or instore promptly and in summer any building or improvements which may be certanyed thereon, and pay which did usil costs incurred to the cost of the said property, if the best of instances, regular on an estrictions allecting using the cost of the best of the cost of the said property is the best of the cost of	where we have and by the second secon	or other agreement allecting the reconvey, without warranty, all of ny reconveyance may be descrift d thereto," and the recitals there- proof of the truthfulness there- oned in this paragraph shall be no pon any delault by grantor here motice, either in person, by age court, and without regard to the ess hereby secured, enter upon a part thereof, in its own name su plits, including those past due an expenses of operation and collec on any indebtodness secured here letermine. the entering upon and taking p such rents, issues and profits, or itse or compensation or awards 1 the application or release thereor abult or notice of default hereur uch notice.	is deed or the lien or chas rany part of the property. A red as the "person or person in of any matters or lacts al t. Trustee's lees for any of t less than \$5. under, beneficiary may at a nt or by a receiver to be e adequaes of any security and take possession of said pre or otherwise collect the rei d unpaid, and apply the sai tion, including reasonable at tion, ancluding reasonable at the proceeds of line and or or any taking or damade of t as aforesaid, shall not cure def or invalidate any act d ent of any indebtedness secu
nd repair; not to remove or demolech any building or of to commit or permit any write of said property. 2. To complete or restore promptly and in entropy of the said of the said of the said of the entropy of thereon, and pay which due all costs incurred to 3. To complete write all heavy, ordinances, regular entropy of the said of the said property, if the best with all heavy of the said property, if the best with all heavy of the said property, if the best said costs and the said property, if the best with all heavy of the said property, if the best with all heavy of the said property, if the best said costs and the said property and the pay report public office or officer, as well as the cost of the said of the said of the said promises and the said of the said of the said promises and the said of the said of the said promises and the said of the said of the said promises and the said of the said said the said promises and said and the said said the said promises and said the said said the said promises and said the said of the said said the said promises and said the said said the said said the said said the said of the said said the said said the said said the said and the said said the said said the said said the said of the said said the said said the said said the said the said the said said the said said the said said the said said the said said the said said the said said said said said said said said	mprovement therein: subordination the constructed, damage or herefor. indicary so requests, to the Uniform Connier- tre Connier-	or other agreement allecting the reconvey, without warranty, all o ny reconveyance may be discrift d thereto," and the recitals there- proof of the truthfulness thereo oned in this paradyaph shall be no pon any default by grantor here motice, either in person, by adg court, and without regard to the ess hereby secured, enter upon a list, including those pass due ar expenses of operation and collec on any indebtodness secured here letermine. the entering upon and taking p such rents, issues and profits, or cles or compensation or awards 1 the application or release thereo lault or notice of default hereur cleant default by grantor in paym his secured hereby immediately reliciary and his default here and safe. In the latter event the rause to be recorded his written r said described real property to cupon the trustee shall his the in en required by law and proceed	is deed or the lien or chas r any part of the property. I red as the "person or person in of any matters or lacts al t. Trustee's lees for any of t less than \$5. under, beneficiary may at i t or by a receiver to be e adequacy of any security under, beneficiary may at i d unpaid, and apply the sa- tion, including reasonable at tion, including reasonable d, unpaid, and apply the sa- tion, including reasonable obsession of said property, the proceeds of fire and or or any taking or damade of a sa dioresaid, shall not cure deer or invalidate any act d ent of any indebtedness secu- ted to foreclose this trust deed to foreclose this trust deed observing or the truste si soite of default and his elect read place of sale, give no eas take object on see.
nd repair: not to remove or demalsh any building or of to commit or permit any write of said property. 2. To complete or restore promptly and in strener any building or improvements which may be c entroyed thereon, and pay which due all costs incurred t J. To complete write all hears, ordinances, regular on an exercising such inancing states ments pressure to an in executing such inancing states ments pressure to compare write all hears or dinances, regular on an exercising such inancing states ments pressure to a compare all states and the press of the states or searching agencies as may be de- familiant of the states of the states are all to pay support public office or cellices, as well as the cost of plining officers or searching agencies as may be de- familiant or less than \mathbf{S}_{11} in the cost of the states are exceed on the state premises against in such other has and and cost times, by maintain insu- ow or hereaster erected on the state premises against in such other has and in the base premises against in such other has and in the base premises against in annount not less than \mathbf{S}_{11} instantian insu- policies of insurance shall be trivered to the benetics. The grannor alsell fail for any reson to procure any eliver sail polities to the ben-ficias - at less thitteen d so beneticary may procure the sume at grantors allected under any line or oll et in unance policy may sing determine, or at option of bew ficiary the entire- of the persuant to such notive. 5. To keep said premies live from construction are, assessments and other charges that may be levely fainst said property before any part of such takes partet become past due or difficue is i to neck apparent of under any live or all in the promotive is of the send, assessments and other tharges that may be levely fainst said preperty before any part of such takes, harge become past due or difficue or destruction send, such part to paid, with network on the approximation from the such part to paid, with network on parts of a not deed, shall be	mprovement theread improvement theread interaction of the service is structed, damaged or herelor, is an or the topic of the topic of the is structed, damaged or herelor, is an or the services menti- loc director Conner- ty thing same in the ened desirable by the ance on the buildings, written in written in ty a soon as insured is or dramage by the is top on as insured is the individings, written in the require, in the buildings, written in the service is adder or invalidate any a for any taxes, assess- ale by grantor, either this the note secured by this secured by this is det secured by this the the for the secured is the secured by this is det secured by this the delault or the secured is preach of any of the by the secure secured by this the delault or the secured is and and to puy all and swith which to sale the fartor, it he delault or secure the by the secure and of put is the delault or secure and of put is secure and on put is the delault or secure and on put is secured is order any of the by this secure and of the secure is the delaust or the secure is the delaust or the secure is the delaust or the by this preach of any of the by the secure in the put the secure and of the secure is secured by this	or other agreement allecting the reconvey, without warranty, all of thereto," and the recitals there- proof of the truthhulness thereo oned in this paradyaph shall be no point any delault by grantor here motice, either in prevent, by adje court, and without regard to the ess hereby secured, enter upon a liss, including those past due ar expenses of operation and collec on any indebtedness secured here letermine. the entering upon and taking p such rents, issues and prolits, or cless or compensation or awards to he entering upon and taking p such rents, issues and prolits, or cless or compensation or awards to he entering upon and taking p such rents, issues and prolits, or cless or compensation or awards to henter the trustee of default hereur epon delault by grantor in paym his performance of any afterement and sate. In the latter event the ruste to be recorded his written tr said described real property to sup on the trustee shall lis the in en required by law and proceed rovided in ORS 86.735 to 86.795 Uter the trustee has commenced 1 any time prior to 5 days before 1 day they here that ded here the trust ded the default t due at the time of the cure of the here that ded here the frustee has commended by the cure of they the trust ded here the trustee has commended by the sum of the cure of the defaults. If the default consists if by the trust ded, the default t due at the time of the cure of the here of the sum of the cure of the here the stability the sum of the cure of the here of the sum of the cure of the here of the sum of the cure of the here of the sum of the cure of the here of the sum of the cure of the here of the default t when an on the sum of the cure of the here of the sum of t	is deed or the lien or chas is any part of the property. I yed as the "person or person in of any matters or lacts al i, Trustee's lees for any of tess than 55, under, beneficiary may at i to roby a receiver to be e adequacy of any security under, beneficiary may at i or or or therwise collect the re- d unpaid, and apply the sa- tion, including reasonable at tion, including reasonable at tion, including reasonable at to any taking or damage or or any taking or damage or or any taking or damage or due and payable. In such order, the beneficiary n due and payable. In such hereunder, the beneficiary or to loreclose this trust deed to beneficary or the truste sl otice of default and his elect or colore the strust deed oreclose this trust deed oreclose the truste est or or a value of a ale, give non to loreclose this trust deed oreclose the truste est or colorelose the trust deed oreclose the trust deed orecloser by advertisement. he date by CR ster conducts or any be cured by paying her than such portion as wo other default that is capable
nd repair: not to remove or elemels hans, building or ot to commit or permit any write of said property. 2. To complete or restore promptly and in summer any building or improvements which may be c entroyed thereon, and pay which due all costs incurred t 3. To complete or instore promptly and in summer any to complete or measure is which may be c entroyed thereon, and pay which due all costs incurred t 3. To complete with all heaves, ordinances, regular can and restrictions allocting and property, if the best in in executing such inamicing table ments pressuant to all colle as the beneficiary naw 'r unire and to pay ropper public oilice or offices, as well as the cost of 5 hing officers or searching affers is a stray be d- scaling officers or searching affers is a stray be d- scaling officers or searching affers is a stray be d- scaling officers or searching affers is a stray be d- scaling of the strayed on the side premises against and such other hazards as the host incurrence any officer of immunes that be the interest in the ord of any policy of insurance in the beneficient. The provide and or reson to procure any officer of immunes that be the interest in the there the dramor whall fail for day reson to procure any officer of immunes that be the interest interest the dramor whall fail for day reson to procure any sup determine, or at option of bew kickary the entire play be particurry interesting the granter. Such app of cure or waite any delault yr mit ce of delault here it one pursuant to such mories. 5. To krep said premines lines from construction started beneficiary should the granter is and promptly a beneficiary; should the granter is to may be pay and promptly before any just of such appro- tereby tugethalt be added to may offits arising from such as any point or by providing that may be leave there anount sepaint do such pay mets, and promptly a beneficiary; should the granter is to make pay and the anount sepaint where the such and promptly to beneficiary; sh	mprovement theread improvement theread subordination the construction is a subordination the construction is subordination is subordinatio	or other agreement allecting the reconvey, without warranty, all o ny reconveyance may be descrift d thereto," and the recitals thereo orned in this paragraph shall be no poon any delault by grantor here motice, either in person, by age court, and without regard to the ess hereby secured, enter upon a path thereof, in its own name su plits, including those past due ar 'expenses of operation and collec on any indebtodness secured here letermine. the entering upon and taking p such rents, issues and prolits, or cises or compensation or awards 1 the application or release thereor abult to notice of default hereur uch notice. on delault by grantor in paym his performance of any agreement ums secured hereby immediately neliciary at his election may pros a mortage or direct the trustee and sale. In the latter event the rause to be recorded his written r said described real property to rupon the trustee shall is the tin en required by law and proceed rovided in ORS 86.735 to 86.795 there the trustee has commended in the time of the cure of up that the time of the cure of up the trust deed, the default is deall to cured by the due in cursis by the trust deed, the default any time prior to 5 days before the trust deed. In any case, in ad person effecting the cure shall, actually incurred in enforcing to trustee's and attorney's less not otherwise, the vale shall be held to be due	is deed or the lien or chi is any part of the property. ' red as the ''person or pert is of any matters or lacts as i. Trustee's lees lor any of t less than \$5. under, beneficiary may at . in or by a receiver to be e adequacy of any security that are possession of said pre e or otherwise collect the re d unpaid, and apply the sa tion, including reasonable at by, and in such order as be sossession of said property, the proceeds of line and on or any taking or damage of f as aforesaid, shall not cure deer or invalidate any act d ent of any indebtedness secu- hereunder, the beneficiary or due and payable. In such ede to loreclose this trust deed bolice of default and his elect satisfy the obligation secu- to loreclose this trust deed or loreclose this trust deed
nd repair: not to remove or demalsh any building or of to commit or permit any write of said property. 2. To complete or restore promptly and in stored any building or improvements which may be c eitroyed thereon, and pay which due all costs incurred t J. To complete write all dues all costs incurred t and restrictions allocting and property, if the bes- write any building or information being methy pressuant to an in executing such infancing tables ments pressuant to all Code as the beneficiary any struiter and to pay reper public office or officer, as well as the cost of y hing officers or searching affers is a stray be d- enclicary. 4. To provide and continue any maintain insu- or or hereafter erected on the said premises against and such other hazards as the boy incurrent forged marine acceptable to the land contrast, with loss pay officier of immunes balk be theirer at to the beneficier. The provide and continue any with loss pay officier of immunes balk be theirer at to the beneficier, the grancer shall fail for day reson to procure any sliver said polities to the beneficient at the thiften d of any policy of insurance in y or hereafter pla- beneficiary may force of a the signal fail to the beneficient. The grancer shall fail for day reson to procure any sliver used any life of other in unace policy may imp upon any indebtedness weuted hereby and in su stry determine, or at option of bew kickary the entire - a part thereol, may be released to granter. Such app of cure or waite any default wrest ce of default here to the amount so paid premise line form construction at a strong particular to any positive to any positive stry, determine, particular the grant of any pay the stry, therein of any pay write at the granter, and pay the adverted of the any of the charge with a the anount so paid within the dot of any splits arising from overants hereof and be or difficient of the apyront with and promptly belore any pay that with interest the anount so paid within the dot of a	mprovement therein: subordination the constructed, damaged or herefor. Sense cover ants, condi- the Unitor Connier- to thing same in the ance on the buildings. thes or damage by the ance on the buildings. ty as soon as insured ty as soon as insured ty as soon as insured ty as soon as insured ty as soon as insured to order as insured thation or release shall and for astessed upon or this or damy of the such and to pay all on of any takes, assess as aloreadi, the prop- the bound to the the mole secured by the statem or invalidate any and for and to pay all the sourd so collected, or hatton or release shall and for astessed upon or the note secured by the the sourd to pay all the note secured by the the debt secured by the the postported the postported the sold the property the debt secured by the the postported the postported the postported the postported the sold the postported the sold the postported the sold the postported the postported the sold the the the postported the sold the	or other agreement allecting the reconvey, without warranty, all o ny reconveyance may be descrift d thereto," and the recitals there- proof of the truthfulness thereo oned in this paradyaph shall be no pon any delault by grantor here motice, either in person, by adge court, and without regard to the ess hereby secured, enter upon a pait thereof, in its own name su polis, including those past due ar expenses of operation and collec on any indebtodness secured here letermine. the entering upon and taking p such rents, issues and profits, or cise or compensation or awards 1 the application or release thereo dualt or notice of delault hereur uch notice. I the application or release thereo dualt or notice of any agreement uch notice. and sale. In the latter event the rause to be recorded his written r said destinter exhall the the in or required by the and proceed in or gay other person so privil releases the trustee has commenced 1 any time prior to 5 days before there or any other person so privil releating the time of the curs of low had no ditault occurred. Any my be cured by tawa and proceed in y diverting the curs hall be the curs of use and attorney is less not there and sale. If the latter even the rause to be accorded his written r said desting the the time or required by the and proceed in or any other person so privil releases the stand the curs of low had no ditault occurred. Any my be cured by the delault the time of the curs shall the highest bidder for cash, nyak to rise and attorney is less not other purchaser its deed in fore so sold, but without any matters is the deed of any matters	is deed or the lien or chan- in any part of the property. To any matters or lacts al- ted as the "person or person in of any matters or lacts al- t. Trustee's lees lor any of t less than \$5. under, beneficiary may at a tor by a receiver to be e adequacy of any security that are possession of said pre- or otherwise collect the re- d unpaid, and apply the sa- tion, including reasonable at by, and in such order as be possession of said property, the proceeds of lire and or or any taking or damade of l as aforesaid, shall not cure der or invalidate any act d ent of any indebtedness secu- hereunder, the beneficiary m due and payable. In such other bis trust do to forciose this trust de obtened at or or sale, give most the bis trust do to forciose this trust de obtened at or that and his elect astisty the obligation secu- a and place of sale, give mo to forcelose this trust de do by ORS 88.753, may c of a delault that is capable her than such portion as wo other delault that is capable her bis auch portion as wo other delault that is capable her bistist of the dist ale r time to which said sale r e may sell said property at the site and at the time- o in as required by law conveg- int or warranty, express or lact shall be conclusive p
nd repair: not to remove or themcloh any building or bot to compiler or instore i compily and in , summer any building or improvement which may be c leitnight thereon, and pay which due all costs incurred it 3. To compile with all laws, ordinances, regula is no compiler with all laws, ordinances, regula is no executing such financing takes, ordinances, regula is no executing such financing takes ments pursuant to ind code as the beneficiary naw it usine and to pay report public edites or officer, as self as the cost of spling officers or searching affer ties as may be d- eneliciary. A. To provide and coating split ments pursuant to is an on executing such that the self and the pay is and the second of the same permission in such or other hazards as the same permission insu- tion or the share that the law is the laws of the per- ing such other hazards as the same permission insu- tion of the share the law of the law of the per- ing such other hazards as the law of the beneficies of a around to the share the law of the beneficies of the second ball for any recom to produce any introver and policies to the beneficies the the statistic end of not any indebtedness stured hereby and in su- any determine, or at option of bew licingry the entire - ing part thereol, may be released to granter. Such app to ture or wais a any delault per wide that may be level is proper before any power of used that and promptly on the payment to such norks. S. To keep said permises law of other charges pay thered payment permises law of the rate set level is the payment of by gravidity. beneficiary with interest rest, sing and the grantor is 1 to nake payment on the advection of by gravidity. beneficiary with inster bey shall be added to under share advection or pay direct payment of such pay of the states of the streshy, tighter permission of any hights arising from ovenants hereof and the grantor at levels and in pay inst and hereof payment of such pay of the states of the second payment be such advection or put end the around so paid	mprovement therein: subordination the constructed, damage or herefor. Sense correcurst, to the Unitor Connier- tration same in the ance on the buildings. The Unitor connier- tration generation is the ance on the buildings. The Unitor the enter; all trates or damage by the same con the buildings. The Unitor the enter; trates or damage by the trate on a sinsured trate on said buildings. trates or damage by the structure on the buildings. trates or damage by the trate on the buildings. trates or damage by the trate on the buildings. trates or damage by the trate on said buildings. trates or damage by the such in urance and to trate or invalidate any and er or invalidate any the trates, assessed thaton or release shall and er astensed upon or the collection of the payment thereoir, the obligation herein the debt secured by this as aloresid, the prop- shall be bound to the by frantor, either the obligation herein the debt secured by this the debt secured	or other agreement allecting the reconvey, without warranty, all o ny reconveyance may be descrift d thereto," and the recitals there- proof of the truthfulness thereo oned in this paradyaph shall be no pon any delault by grantor here motice, either in person, by adge court, and without regard to the ess hereby secured, enter upon a pait thereol, in its own name su olisi, including those past due ar expenses of operation and collec on any indebtodness secured here letermine. the entering upon and taking p such rents, issues and profits, or cise or compensation or awards 1 the application or release thereo dualt or notice of delault hereur uch notice. I delault hereur and such hereby immediately net secured hereby immediately net secured hereby immediately net secured hereby immediately net secured hereby immediately relicity at his election may pro- al mortgade or direct the trustee and sale. In the lattrie event the saids on the trustee shall the the in on the trustee shall the the direct or any other person so privil relault on ORS 86.735 to 86.795 there the trustee has commenced 1 any time prior to 5 days before the two or any other person so privil relault on collecting the cure shall by the trust dued, the default is due at the inner of the cure of the and no ditault occurred. Any my be cured by taken and proceed routed in DRS 86.735 to 86.795 there the dualt occurred is not due had no ditault occurred. Any my be cured by the truste is and attorney is lew not there and attorney is lew not there and attorney is lew not the bidder tor cash, nay are subjecting the cure shall be held of the sproxes thereol. Any mechase is the deed of any matters is uness thereol. Any mechase is the due of the purchase at then trustee sells purvant to the here proveds of sale to parment without so is a day the trustee here proved by the trustee and at oney be any to the purchase it the trustee and at oney be any to the purchase it the trustee and at a parter of the purchase it the sale of no par-	is deed or the lien or chas in any part of the property. I red as the "person or person in of any matters or lacts al i. Trustee's lees for any of it less than \$5. under, beneficiary may at i tor by a receiver to be e adequacy of any security under, beneficiary may at i or or otherwise collect the rei of unpaid, and apply the sa- tion, including reasonable at iton, including reasonable at by, and in such order as be ossession of said property, the proceeds of lire and or or any taking or damage of l as aforesaid, shall not cure der or invalidate any act d ent of any indebtedness secu- hereunder, the beneficiary m due and payable. In such other the beneficiary in due and payable. In such other of default and his elect of the obligation secu- na and place of sale, five mo to foreclose this trust deed oreclosure by advertisement her than such portion m wo other default that is capable dition or curing ficiary and the the trustee conducts eged by ORS 88.753, may c of a a island to five and other default that is capable dition or curing ficiary all of the the such portion m wo other default that is capable is the than such portion m wo other default that is capable in the date and at the time to the obligation of the trust of the obligation of the trust of the obligation of the secu- many be cured by apying in the date and at the time to or lact shall be conclusive privide the sale. powers provided herein, trust of (1) the expenses of sale, a reawnable charder by turk include the sale.
nd repair: not to remove or itemalsh any building or bot to compiler or instore i compily and in summer any building or importence which may be c leatinged thereon, and pay which due all costs incurred it 3. To compiler or instore i compily and in summer any compiler or instore i compily and in an in executing with all leaves, ordinances, regula- n in executing with all leaves, ordinances, regula- sent and restrictions allecting used property, if the bes- son in executing with all leaves or an increase in the executing with all leaves in the cost of the order of there, as well as the cost of the order of there as well as the cost of the elicitation of the and continues and to pay resper public elice or officer, as well as the cost of the elicitation of the state premises against and such other hazards as the the trade and the cost of the other hazards as the the trade any with loss pay officien of instances in the beneficianty with loss pay officien of instances in the trade to the trade the description of the trade to the trade there d in or anny on the beneficiant at leaves there d in or anny only of instances in or or on breasting the description of the beneficiant. Such app is thered, may be releared to granter. Such app of curse or wais a any default or not ce of default here of the payment to such norks. 5. To keep said premises leve form: construction instand to the pay and other carges that may be leve is thered, payment to by provid the frantoris of the rate set leve on the such payment or by privid the arising from overants hered and the granter is 1 to noise, paymen- nents, instruance premiums, lens or other charges pay of the the payment of any rights arising from overants hered and the such rates at the streky, together with the obligation described, and expenses in connection with or in enforming this obligation and ere actually incurred. 6. To pay all costs, leve ard cost or pay and expenses in connection with or in enforming this obligation and ere actually incurred. 7. To appear in and lelend a	mprovement theread improvement theread improvement theread is provement theread is so of any of the is so and and is property is prior to he epita- ty a soon as insured is the unit ance and to is prior to he epita- is the so of the latter; all is a soon as insured is the so of the latter; all is a soon as insured is prior to he epita- is a soon as insured is prior to he epita- is a soon as insured is a soon as insured is prior to he epita- is a soon as insured is prior to he epita- is a soon as insured is prior to he epita- is a soon as insured is a soon as insured is a soon as insured is prior to he epita- is a soon as insured is a soon is thereon the head is any so is a soon is a soon as insured is a soon is the soon is a soon is thereon the bound to the is a soon and is any solid is a soon as insured is a soon is insured is a soon as insured is a soon is insured is a soon as insured is a soon is the soon thereby when- thereby when- thereby when- is a soon as insured is a so	or other agreement allecting the reconvey, without warranty, all of thereto," and the recitals there- proof of the truthhulness thereo oned in this paradyaph shall be no point any default by grantor here motice, either in prevent, by adje- court, and without regard to the ess hereby secured, enter upon a part thereof, in its own name su pliss, including those past due ar expenses of operation and collec on any indebtodness secured here letermine. the entering upon and taking p such rents, issues and prolifts, or cles or compensation or awards 1 the application or release thereo lated to notice of default hereur with the entering upon and taking p such rents, issues and prolifts, or cles or compensation or awards 1 the application or release thereo lated on norice of default hereur with default by grantor in payne his default by grantor in payne his default by grantor in the second hereby immediately reliciary at his election may pro- a mortage or direct the trustee and sale. In the latter event the rause to be recorded his written ri- sid described real property to rupon the trustee shall fix the in en required by law and proceed rovided in ORS 86.735 to 86.795 Uter the trustee shall the the in- ent required by the default consists i by the trust dend, the default thue at the time of the cure of a dy hand of tabul focurerd. Any my be cured by tendering the trust deed. In any case, in ad person effecting the cure shall is actually incured in enforcing to trust deed. In any case, in ad person effecting the cure shall be held of the bidder lor cash, payak to the purchaser its deed in lorre so sold, but without any coven cleals in the default recure shall be held of the purchaser its deed in lorre so sold, but without any coven cleals in the default or sole or the her trustee sells pursuant to the her provest of shall purchase at the trustee sells pursuant to the her provest of shalls purchase at the provest of shalls purchase at the trustee sells pursuant to the her provest of shall purchaser its be the provest of	is deed or the lien or chas in any part of the property. I red as the "person or person of any matters or lacts al t. Trustee's lees for any of t less than \$5. under, beneficiary may at i to ro by a receiver to be e adequacy of any security under, beneficiary may at i to ro by a receiver to be e or otherwise collect the re- d unpaid, and apply the sa- tion, including reasonable at tion, including reasonable at the proceeds of line and or or any taking or damade of f as adoresaid, shall not eure deer or involldate amy act deer or involldate any act of any indebtedness secu- deer or involldate any act do the payable. In such net, the beneficiary n due and payable. In such hereunder, the beneficiary do to coclose this trust deed to foreclose this trust deed observing or the truste si statisf the obligation secu- ne and place of sale. Give non to loreclose this trust deed or colose this trust deed and the colose this trust deed and the sale. The trust deed, (1) to all performed of last the trustee, but include the sale. The trust deed, (1) to all performed the trust deed, (1) to all performed the trust deed, (1) to all perfores the to the trustee in the trust to converse to
and repair: not to remove or itemclish any building or bot to complete or restore 1 complety and in . To complete or restore 1 complety and in . Summer any building or improvement which may be c leatning any building or improvement which may be c leatning any with all laws, ordinances, regula is no ecculing used linancing law, ordinances, regula is no ecculing used linancing law ordinances, regula on in rescuting used linancing law ordinances, regula on in escuting used linancing law between pursuant to proper public edites or offices, as sell as the cost of one fille edites or searching affectives as may be d- sentilized of the end of any polex of the ord of the thereby and in su any determine, or at option of bew licingry the entire - . In part thereoi, may be released to granter. Such app of the end of the granter is the form construction are, assessments and other charges that may be level enders become past due or dilarging that may be level enders become past due of thing in the end end of the payment of the stand payment of by gravith. Such fastes pay of ducet payment for such norks. The end shall be added to and be come and the payment end, will out waiver of any highs arising from rownants hereof and other charges rule as the framtor, any direct the faste described, as well as the farmed of the the fastene described, as well as the farmed of the the stand as well as the chere costs and experses of the fastene of the and the bendiciary with intered and	mprovement therean: subordination the constructed, damage or herelor. ison covereants, condi- tries covereants, co	or other agreement allecting the reconvey, without warranty, all o ny reconveyance may be discrift d thereto," and the recitals there- proof of the truthfulness thereo oned in this paradyaph shall be no pon any delault by grantor here motice, either in person, by adge court, and without regard to the ess hereby secured, enter upon a part thereol, in its own name su plist, including those past due ar expenses of operation and collec on any indebtodness secured here letermine. the entering upon and taking p such rents, issues and profits, or cise or compensation or awards 1 ithe application or release thereo dualt or notice of delault hereur uch notice. J the application or release thereo dualt or notice of delault thereur any secured hereby immediately neglised or direct the trustee and sale. In the latter event the rause to be recorded his written r- said described real property to reupon the tectored his written r- said described real property to reupon the there has commenced i any time prior to 5 days before t tor or any other person so privil released. If the datus event the tay deed. In any case, in ad person electing the claudit consists by the trust deed, the default is due at the time of the cure of two dad no ditault occurred. Any my be cured by tawall the notice is and attorney is less not there have and attorney is less not there have and attorney is less not there have and attorney is less not there hered. Any person, exch ind beneliciary may purchase at then trustee sells pursuant to the here proverse of sale to payment substability law. The trustet here here and all the pays in the of the trust we shall be nowing to the purchaser its deed in forr sy sold, but without any coven citals in the deed of any matters by the trust we shall to pay matters interests may appear in the ord provided by law. The trustet here here and all to rever the trusten here here any appear in the ord hy to the grantor or to any such the here in named here any to this such appointment, and without atter shall be vested wit	is deed or the lien or changed as the "person or person or person of any matters or lacts al, the stand standard standar

14

1.2.19

Ľ

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is law-The grantor covenants and agrees to and with the beneficiary and those claiming under him, t fully seized in fee stimple 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 strantor warrants if at the proceeds of the loan represented by the above described note and this trust deed are: (a)* Filmarily for strants is personal, family or household purposes (see Important Notice below); (b) house estants stars are financial person and an annual person, and er business are commercial purposes. This dived applies in, invites to the benefit of and binds all parties hereto, their heirs, legatres, devisees, administrators, executors secured hereby, whether or not named as a benefit ary herein. In construing this deed and whenever the context so requires, the contract field of the singular number includes the plural. IN WITNESS WHISREOF, said Grantor has hereunto set his hand the day and year first above written. IANT NOTICE: Delete, by lining out, whichever warranty (e) or (b) is icoble; if warranty (a) is applicable and the beneficiary is a creditor word is defined in the Truth-in-Lending Act and Regulation Z, the Arriver construction and a solution of the solution Z, the • IMPORTANT NOTICE: Delete, by lining out, whichever * arranty (a) or (b) is not applicable; if warranty (a) in applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation is a creditor beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevents-News Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice. (If the signer of the above is a corporation, use the form of acknowledgement opposie.) STATE OF OREGUNI Country Klamath August 172 de la factore me ou STATE OF OREGON, County of Liard Win Brown 124 (SEAL) (SEAL) This instrument was acknowledged before me on 19 85 Notary Aublic for Oregon of My commission expires . 8/27/87 Notary Public for Oregon My commission expires: (SEAL) REQUEST FOR FULL RECONVEYANCE TO: To be used only when obligations have been paid. The undersigned is the legal owner and holder of all ind-bledness 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 tarms of waid trust deed or pursuant to statute, to curcel 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 said trust deed or pursuant to statute, to curcel all evidences of indebtedness secured by said trust deed (which are delivered to you between its to reconvey, without warranty, to the parties designated by the terms of said trust deed to you under the same. Mail reconveyance and documents to DATED. not loss or destroy this Trust Dood OR THE N()TE which it secures. Both Beneficiary TRUST DEED Will be rustee for concellation before reconveyance will be m (FORM No. BET-1) Annual and the state of the sta LAW PUB. CO., PORTLAND. ORE STATE OF OREGON, County of I certify that the within instrument was received for record on the _____ day SS. of Grantor SPACE RESERVED at o'dlock in book/reel/volume No. M., and recorded FOR RECORDER'S USE Page ment/microtilm/reception No. AFTER RECORDING RETURN TO Xr as fee/file/instru-Beneliciary . on li Record of Mortgages of said County. Isabel H. Olausph Witness my hand County affixed. and seal of NAME By TITLE Deputy

DESCRIPTION OF PROPERTY

All the following described real property situated in Klamath County, Oregon:

A parcel of land situate in the $SW_{\pm}SW_{\pm}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said $SW_1^1SW_2^1$ which bears South 0°18' East a distance of 572 feet from the Northeast corner of said $SW_1^1SW_2^1$; thence South 89°42' West a distance of 200.0 feet; thence South 0°18' East a distance of 185.24 feet to the true point of beginning; thence continuing South 0°18' East a distance of 215.00 feet to a point which bears North 0°18' West a distance of 130.0 feet from the Southwest corner of tract described as Parcel 1 in Deed Volume M68 page 6547, Deed records of Klamath County, Oregon; thence North 89°42' East a distance of 175.0 feet to a point; thence North 0°18' West to the Northwest corner of parcel described in deed from Richard Clauson, et ux, to Chester R. Robertson, et ux., recorded in Volume M69 page 7366, Deed Records of Klamath County, Oregon; thence East along the North line of last described parcel a distance of 25.0 feet to the East line of said SW $_2^1SW_2^1$; thence North 0°18' West along said East line to a point which is North 89°42' East from the point of beginning; thence South 89°42' West to the point of beginning.

Return to:

Klamath County Title Co.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filled for	record at request of AugustA.D., 1936 ofM	at <u>3:38</u> tgages	on Page <u>15398</u>	the <u>26th</u> day recorded in Vol. <u>M86</u> ,
FEE	\$13.00		Evelyn Biehn, u By	County Clerk