TRUST DEFD	MR-10532-K	STEVEN	S-NESS LAW PUB. CO., P	
FCRM Na. 887-Oregan Trust Deed Scries-TRUST DEED.	TRUST DEED	Vol.Male	Page 1	,
THIS TRUST DEED, made this GRADY DAWKINS and LANA WAT3ON-	28th day of DAWKINS, husband and	August wife	, 19.80	5, between
as Grantor, MOUNTAIN TITLE COMPANY				
DONALD E. FLEMING and HELEN J.	FLEMING, husband an	d wife		,
as Beneficiary, Grantor irrevocably grants, bargains, in <u>Klamath</u> County, C	WITNESSETH: , sells and conveys to trus Dregon, described as:	tee in trust, with	power of sale,	the property
Beginning at the Southwest corner the South line of Lot 34, HLMWOOD SUMMERS HEIGHTS, a distance of 90 Lot 34 a distance of 30 feet to t West line of said Lot 26, SUMMERS rortion of Lot 34 of ELMWOOD PARK	of Lot 26, SUMMERS PARK; thence North feet; thence East p the West line of said HEIGHTS, 90 feet to C, in the County of K	parallel to the late point of (lamath, State	South line se South alo beginning, of Oregon.	of said ong the being a
ALSO, the West 70.8 feet of the S North 56.1 feet of Lot 26, and th County of Klamath, State of Orego	South 90 feet of Lot ne West 5 feet of Lot	26, and the We	est 5 feet c	f the n the

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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 tents, issues and profits thereof and all fixtures now or hereafter attached to or used in connec-

tion with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the um of TWENTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100

note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if

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(a) consent to the making of any map or plat of said property: (b) join in any subordination or other agreement altering any restriction thereon. (c) join in any subordination or other agreement altering the state of or the lien or charge thereol. (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or persons plat of the property. The grantee in any reconveyance may be described as the "person or persons plat of the property. The grantee in any reconveyance may be described as the "person or persons plat of the property. The grantee in any reconveyance may be described as the "person or persons plat of the property. The grantee in any reconveyance may be described as the "person or persons plat of the property. The grantee is any reconveyance may be described as the "person or person or person. The segment or by a receiver to be appropriated by a court, and without regard on the adaptive banelicitary may at any indeptedness secured hereby, and in such order as benevities and profits, in the person or awards for any taking or damage of the formutant or person. The security bar property, and the application or release therefore an insulate any act done property, and the application or release therefore and prosenside of the and other profits of operations in the person of any taking or damage of the property, and the application or verse in the property of any delaward or any taking or any taking or damage of the profit of the induction of such terms insues and profits, or the property, and the application or verse and thereor invalidate any act done provide the induction the profit of any other is proved to any advection and collection invalues. The effective and the application or verse is the induction there were a done to be recorded his written entice of delaut and his election not to b

the manner provided in ORS 86.735 to 86.795. 13. Alter the trustee has commenced loreclosure by advertisement and sale, and at any time prior to 5 days before the date the trustee conducts the sale, the frantor or any other person so privileged by ORS 86.735, may cure the delault or delaults. It the delault consists of a lailure to pay, when due, sums secured by the trust deed, the delault may be cured by paying the entire anxunt due at the time of the cure other than such portion as would not then be due had no delault occurred. Any other delault that is capable of being cured may be cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing the delault costs and expenses actually incurred in enforcing the obligation of the trust deed together with trustee's and altorney's lees not exceeding the amounts provided by law. 14. Otherwise, the sale shall be held on the date and the sale of the delaults.

togenter with trustees and attorney's tees not excreming the annumits provided by law. 14. Otherwise, the sale shall be held on the date and at the time and place designited in the notice of sale or the time to which said sale may be postponed as provided by law. The trustee may sell said property either in one parcel or in separate parcels and shall sell the parcel or parcels at suction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or im-plied. The recitais in the deed of any matters of lact shall be conclusive proof of the truthfulness thereol. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

the grantor and beneficiary, may purchase at the safe. 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 attorney. (2) to the obligation secured by the trust dead, (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 older of their pressive and (4) the surplus, if am, to the grantor or to his successor in atterest entitled to such surplus. surplus

surplus is an even in a prime from time to time appoint a successor or successor 16. Beneliciary may from time to time appoint a successor or success-mots to any trustee named herein or to any successor trustee appointed here-inder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and during and subsitution shall be made by written instrument securited by beneliciary, which, when resulted in the most safe results of the country or counties in which the projecty is situated, shall be oraclasive 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 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.

NOTE: The Trust Deed Act provides that the trusten 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, affiliares, actents or branches, the United States or any agency thereof, or an estrow agent licensed under ORS 696.585.

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fully seized in lee simple of said des	grees to and with the beneficiary and those claiming under him, that he is in cribed real property and has a valid, unencumbered title therety and
none	grees to and with the beneficiary and those claiming under him, that he is a cribed real property and has a valid, unencumbered title thereto except
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and that he will warrant and forever	r defend the same against all persons whomsoever.
	the same against all persons whomsoever.
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The grantor warrants that the provide	n ad at t
(a) primarily to: grantor's personal, fa	s of the loan represented by the above described note and this trust deed are: amily or household purposes (see Important Notice below), CHIMENERSKIENSKIENSKIENSKIENSKIENSKIENSKIENSKIEN
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personal representatives, successors and assigns secured hereby, whether of not named assigns	nefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executo is. The term beneficiary shall mean the holder and owner, including pledgee, of the contra meliciary herein. In construing this deed and whenever the context so requires, the moreout and the singular number includes the plural.
gender includes the leminine and the neuter, an	etit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executo is. The term beneficiary shall mean the holder and owner, including pledgee, of the contra ind the singular number includes the plural. d grantor has to
IN WIINESS WHEREOF, said	d grantor has hereunto set his hand the r
* IMPORIANT NOTICE: Delete, by lining out, whichey not applicable; if warrenty (c) is applicable and the as such yord is defined to it is applicable and the	nd the singular number includes the plural. d grantor has hereunto set his hand the day and year first above written.
as such small it warrenty (a) is applicable and the	warranty (a) or (b) is Arrow Allin h Vac
disclosures for any with the Act and Reputer	TAUL Regulation Z, the GIVADI DAWKINS
If compliance with the Act is not required, disregard	this notice.
lif the signer of the above is a carporation, use the form of acknewledgement opposite.)	
posito.)	
STATE OF OREGON,	
County of Klamuth	STATE OF OREGON.
This instrument was acknowledged before AUJKST 28 . 19 86, by	County of) ss. This instrument was active to the second secon
	This instrument was acknowledged before me on
GRADY LAWKINS and LANA WATSON-	as
KLINT VIII	1. J.
(SEAL) Notary Public tor	Oregon Notary Public for Oregon
My commission expires: 1/12	87 My commission and
	(SEAL)
	REQUEST FOR FULL RECONVEYANCE
O	e be used only when obligations have been poid.
the second s	Truche
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