as Grantor, MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY

LLOYD E. DEBOY and JACK C. DEBOY, Co-Guardians of the Estate of May Deboy

as Beneficiary,

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in Klamath County, Oregon, described as:

Lot 1, Block 7, ORIGINAL TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

TOGETHER WITH A 1964 Bel Aire Mobile Home, Oregon License #X119002, Serial #AGE520FK1089, and Title #673460578, which is firmly affixed to the land described herein. On the lore or destruy this fears bead On the signs which it section then have be discoved to the contract of the contract of

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appetraining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the

sum of SEVEN THOUSAND SEVEN HUNDRED AND NO/100 --- agreement of grantor men

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

note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if
not sooner paid, to be due and payable. Der terms of Note.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of soid, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the content, shall become immediately due and payable. In the event the without first having obtained the written consent or approval of the beneficiary, shall become immediately due and payable. The above described real property is not currently used for agricultural, timber or grazing purposes.

To protect the security of this trust deed, grantor agrees:

To protect, preserve and maintain said property in good condition of the control of the security of this trust deed, grantor agrees:

and repair, not to remove or demoish any building or improvement thereon; of the control of the

ion in executing such inserting said property: in fedulations, coverants, condicial Code as the beneficiary or proquers and to public the control of the public office, or, office, as well as the cost of the first same in the
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withreal, timber or grazing purposes.

(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 affecting this deed or the lien or charge and the convey without warranty, all or any part of the property. The subordination or other agreement affecting this part of the property. The first in any reconveyand may be described on the property. The first in any reconveyand may be described in the property of the first in the property of the property of the first in the property of the property of the decarding the property of the property of the property of the decarding the property of the property of

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, and at any time prior to 5 days before the date the trustee conducts the sale, the grantor only other person so privileged by ORS 86.755, may cure the default or defaults. If the default control of a failure to pay, when due, not then be due had no time of the curvather than such portions as would being cured may be used by the sale of the default of the sum of the curvather than such portions as would obligation or trust described by lendering the personner required under the default or the sale provided the sale of the sale shall not curing the default of the sale species actually incurred in enforcing the obligation of the trust deed by law.

14. Otherwise, the sale shall be held on the day advertise this trust deed by law.

together with trustee's and attorney's lees not exceeding the amounts provided 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 be placed and a sale of the time of the said sale may be placed and provided in one parcel or in separate parcels and shall sell parcel or parcels in one parcel or in separate parcels and shall sell parcel or parcels the property to the purchaser its dead in form as ready by law constant the property to shall design any covenant or warranty, express or interest of the purchaser its dead in form as ready to sale. Trustee plied. The states thereof, any purchase at the sale is trustee, but including of the trustee states thereof, any purchase at the sale.

15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of the payment of (1) the expenses of sale, in having the compensation of the payment of (2) to the obligation extract by the trust of which the trustee sale interests may appear to the order of their Privity and (4) the surplus, if any, to the granter of the time appoint a successor or successive the surplus of the surplus of the contractive of the survey of the contractived to the successor in interest entitled to such as uncleanted the surplus of the successor in interest entitled to successor.

surplus, it any, to the granter of to his successor in interest entitled to such surplus.

16. Beneficiary may from time to time appoint a successor or successors to a provide a successor of successors and surplus.

17. The successor is a successor frustee appointed here under. Upon such appointment, and without conveyance to the successor provided in the successor and substitution shall be made or appointed hereunder. Each such appointment 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 schnowledged is made a public record as provided by him. Trustee is not obligated ded in onlify any party hereto of pending sale under any other is not shall be a party unless such action or proceeding in which santor, beneficiary or trustee shall be a party unless such action or proceeding in brought by trustee.

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attainey, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do bisiness under the lows of Oregon or the United States or stille 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 excrow agent licensed under OSS 698.505 to 696.585.

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			-valid, unencumber	ed title thereto	except.
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