

WITNESSETH:

COUNTY, OREGON, described as:
 Lot 15 in Block 2 of Tract 1113-Oregon Shores-Unit 2 as shown on the map filed on December 9, 1977 in Volume 21,
 Page 20 of Maps in the office of the County Recorder of said County.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained, the sum of \$100.00 Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to or for the use of JULY J. HUNTER, 1998
beneficiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable _____
the maturity date secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable. In the event
that the debt secured by this instrument is sold, assigned or alienated by the grantor prior to first having been paid in full, this instrument shall remain in full force and effect as if it had been so assigned or alienated.

The above described real property is not currently used for agricultural, timber or grazing purposes.

The above described real property is not subject to:
To protect the security of this trust deed, grantor agrees:
1. To protect, preserve and maintain said property in good condition and repair.
not to remove or demolish any building or improvement thereon; not to commit or
is any waste of said property.

2. To complete or restore promptly and in good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and to pay all costs incurred therefor.

2. To complete or improve which may be constructed, during the term of this lease, any building or improvement which all costs incurred therefor, and pay when due all costs, ordinances, regulations, covenants, conditions, and restrictions affecting said property; if the beneficiary is to request, to join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for filing same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as well as the cost of any other fee or charge payable by the beneficiary.

[illegible][illegible]

6. To pay all costs, fees and expenses of this trust including the cost of title search as well as the other costs and expenses of the trustee incurred in connection with this obligation.

To appear in and defend any action or proceeding purporting to affect the search as well as the other obligations of the beneficiary or trustee, the beneficiary or trustee may appear, including any suit for the security rights or powers of beneficiary or trustee, and in any suit, action or proceeding in which the beneficiary or trustee may appear, including any suit for the foreclosure of the beneficiary or trustee's first mortgage, however, in case the suit is for the foreclosure of the beneficiary or trustee's first mortgage, the prevailing party shall be entitled to the attorney's fees herein described; the amount of the attorney's fees mentioned in this paragraph 7 in all cases shall be fixed by the trial court or by the appellate court if an appeal is taken.

It is mutually agreed that:

[illegible]

9. At any time and from time to time upon written request of beneficiary:

(a) payment of its fees and presentation of this deed and the same for endorsement in the case of full reconveyance; or cancellation, without affecting the liability of any person for the payment of the indebtedness, trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any

her rights thereunto belonging or in anywise now or hereafter appertaining, and the
the note with said real estate.

TWENTY

herein contained and payment of the sum of

one hundred and no/100 dollars

whereon according to the terms of a promissory note of even date herewith, payable to

JULY 1, 1998

of, if not sooner paid, to be due and payable

to the grantor, on which the final installment of said note becomes due and payable. In the event

that the premises hereinabove described shall not be sold, conveyed, assigned or otherwise disposed of by the grantor without first having

been approved by the trustee named herein, all obligations secured by this instrument, irrespective of the maturity dates

thereof, shall nevertheless remain in full force and effect until such time as the same may be duly satisfied.

PURPOSES

(c) restriction thereon; (c) joint in any subordination or other agreement affecting this

restriction; (d) reconveyance, without warranty, all or any part of

the lien or charge thereof; (e) recovery may be described as the "person or persons"

entitled to the property. The grantee in any reconveyance may be described as the "person or persons"

legally entitled thereto." and the recitals therein of any matters or facts shall

be conclusive proof of the truthfulness thereof. Trustee's fees for any of the services

performed by him hereunder shall be not less than \$5.

The undersigned may at any time with

10. Upon any default by grantor or by a receiver to be appointed by a court, and due notice, either in the adequacy of any security for the indebtedness hereby secured, without regard to the possession of said property or any interest therein, in its own name enter upon and take possession of said property and any interest therein, and collect, sue for and otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, to the satisfaction of the indebtedness of the beneficiary, subject to paragraph 7 hereof upon any unpaid reasonable attorney's fees, order as beneficiary may determine.

including reasonable attorney's fees and costs, shall be paid by the obligor to the obligee, and the indebtedness secured hereby, in such order as beneficiary may determine.

11. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of fire and other insurance policies or the compensation or awards for any taking or damage of the property, and the payment of the same, shall not constitute a satisfaction of the indebtedness secured hereby, and the obligor shall not cure or waive any default or breach of the terms of the mortgage or of the indebtedness secured hereby, until the obligor has paid in full the indebtedness secured hereby, and until the obligor has obtained the written consent of the obligee, in such notice.

[illegible][illegible]

14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale. The trustee may sell the said property either in one parcel or in separate parcels and shall sell the parcels or parcels at auction 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 sold, without any covenant or warranty, express or implied. The recitals in the deed of purchase shall constitute conclusive proof of the truthfulness of the same. Any purchase at the sale shall be subject to the maximum purchase price stated in the notice of sale.

[illegible]

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, including compensation of the trustee and a reasonable charge to trustee's attorney, (2) to compensation of the trustee due, (3) to all persons having recorded lien obligation secured by the trust deed, (4) to the trust deed as their interests therein subsequent to the interest of the trustee in the trust deed as their interests therein appear in the order of their priority and (4) the surplus, if any, to the grantor or his heirs in severalty entitled to such surplus.

16. For any reason permitted by law beneficiary may from time to time appoint a substitute for himself or herself as his or her successor trustee, without conveyance to a new trust, by executing and recording a written instrument executed by the appointor trustee, the latter shall be the sole trustee appointed hereunder. Each such appointment shall be in writing, shall be signed by the appointor trustee, shall be recorded in the County Clerk or Recorder of the county or counties in which the trust is located, and shall be filed with the deed and its place of record, with reference to this deed and its place of record, and shall be recorded in the County Clerk or Recorder of the county or counties in which the trust is located.

reference to the County Clerk or Recorder of the county or counties in which
office of the County Clerk or Recorder of the county or counties in which
property is situated, shall be conclusive proof of proper appointment of the successor
trustee.

10. Trustee accepts this trust where 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
proceeding in which grantor, beneficiary or trustee shall be a party unless such

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee

NOTE: The Trust Deed Act provides that the trustee 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, affiliates, agents or branches, or the United States or any agency thereof.

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

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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, household or agricultural purposes (see Important Notice below),
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes other than agricultural 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.

You have the option to cancel your contract or agreement of sale by notice to the seller until midnight of the fourteenth day following the signing of the contract or agreement.

If you did not receive a Property Report prepared pursuant to the rules and regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development, in advance of your signing the contract or agreement, this contract or agreement may be revoked at your option for two years from the date of signing.

* 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 or 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. If compliance with the Act not required, disregard this notice.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 93.490)

STATE OF _____

STATE OF _____ County of _____) ss.

STATE OF CALIFORNIA,

COUNTY OF Los Angeles

ss.

On this the 14th day of July 19 86 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kerry Penn

personally known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposed and said: That He

resides at Tarzana, Calif.

he was present and saw Sisowath N. Khun & Violeta g. Khun

personally known to be that person described in, and whose name is subscribed to the within and annexed instrument, execute the same; and that affiant subscribed his name thereto as a witness to said execution.

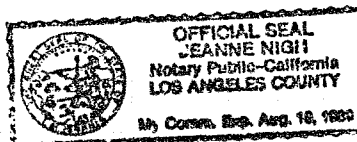
Signature



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FOR NOTARY SEAL OR STAMP



trust deed have been fully paid and satisfied. You hereby are directed, on payment to you 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: _____, 19 _____

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED

Grantor

Beneficiary

AFTER RECORDING RETURN TO

FN REALTY SERVICES, INC.
35 N. Lake Ave., Suite 300
Pasadena, CA 91101

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 3rd day of October, 19 86, at 12:52 o'clock P. M., and recorded in book M36 on page 18077 or as file/roll number 66719. Record of Mortgages of said County. Witness my hand and seal of County affixed.

Evelyn Biehn,

Klamath County Clerk Title

By Sam Smith Deputy

Fee: \$9.00