FORM No. 181-Oregon Trust Deed Series-TRUST DEED.	K-39010 VOL 1194 Page 18651
67036 VIT2 05 6403	TS TO FUTURE ADVANCES AND RENEWALS
THIS TRUST DEED, made this29th	
	and a company of the second
as Grantor,	, as Trustee, a
on Pomotiniary	and a set of the set o
	TNESSETH:
Grantor irrevocably grants, bargains, sells and inKLAMATH	d conveys to trustee in trust, with power of sale, the proper escribed as:
LOT 32, BLOCK 1, HARBOR ISLES TRACT #12	209 to see to see the set of the
S - TROCK DEED	$\varphi^{(1)}(x) = - \left(\frac{1}{2} \sum_{i=1}^{n} \frac{1}{2$
This trust deed is one of two securing Robert J. & Linda dba Klamath Design As of \$70,000.00 with maturity of May 1,	a loan to Pedersen, Tomas & Parrell; Bogatay ssoc. dated September 29, 1986 in the amount 1987.
together with all and singular the tenements, hereditaments a now or hereafter appertaining, and the rents, issues and profi	and appurtenances and all other rights thereunto belonging or in any its thereol and all fixtures now or hereafter attached to or used in con
tion with said real estate	ANCE of each agreement of grantor herein contained and payment of
sum of Seventy Thousand and No/100	Dollars, with interest thereon according to the terms of a promis
note of even date herewith, payable to beneficiary or order an	nd made by grantor, the final payment of principal and interest hereo
not sooner paid, to be due and payable May. The date of maturity of the debt secured by this instru	ment is the date, stated above, on which the final installment of said
, sold, conveyed, assigned or alienated by the grantor without	property, or any part thereof, or any interest therein is sold, agreed to at first having obtained the written consent or approval of the benefic his instrument, irrespective of the maturity dates expressed therein
herein, shall become immediately due and payable.	and the second
To protect the security of this trust deed, grantor agre	es: (a) consent to the making of any map or plat of said property; (b) jour
1. To protect, preserve and maintain said property in good con and repair, not to remove or demolish any building or improvement th not to commit or permit any waste of said property.	thereon; thereol; (d) reconvey, without warranty, all or any part of the property.
 To complete or restore promptly and in good and workm manner any building or improvement which may be constructed, damag destroyed thereon, and pay when due all costs incurred therefor. 	fed or legally entitled thereto, and the rectails thereof, or any matters of facts the conclusive proof of the truthlulness thereof. Trustee's fees for any of
 To comply with all laws, ordinances, regulations, covenants, tions and restrictions allecting said property; if the beneficiary so request join in executing such financing statements pursuent to the Uniform Core 	condi. services mentioned in this paragraph shall be not less than \$5. sts, to 10. Upon any delault by grantor hereunder, beneticiary may at mmer- time without notice, either in person, by agent or by a receiver to be
i cial Code as the beneliciary may require and to pay for hing same i	
proper public office or offices, as well as the cost of all lien searches	made the indebtedness hereby secured, enter upon and take possession of said p
proper public office or offices, as well as the cost of all lien searches by lifting officers or searching agencies as may be deemed desirable b beneficiary. d. To provide and continuously maintain insurance on the bui	made the indebtedness hereby secured, enter upon and take possession of said by the erty or any part thereof, in its own name sue or otherwise collect the r issues and profits, including those past due and unpaid, and apply the s ildings less costs and expenses of operation and collection, including reasonable
proper public office or offices, as well as the cost of all lien searches by ling officers or searching agencies as may be deemed desirable b beneficiary. 4. To provide and continuously maintain insurance on the bui now or hereafter erected on the said premises against loss or damage b and such other hazards as the beneficiary may from time to time requ an arround not less than 3. Tull AMOUNT.	made the indebtedness hereby secured, enter upon and take possession of said p sy the indebtedness hereby secured, enter upon and take possession of said p is the success and expenses of operation and collection, including reasonable a gy lire ne's less upon any indebtedness secured hereby, and in such order as b ire, in liciary may determine.
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proper public office or offices, as well as the cost of all lien searches by lifting officers or searching agencies as may be deemed desirable be beneficiary. A. To provide and continuously maintain insurance on the bui now or hereafter erected on the said premises against loss or damage b and such other herards as the beneficiary may from time to time requ an armount not less than \$	made indebtedness hereby secured, enter upon and take possession of said property, end the indebtedness secured hereby, and in such order as local external enter and expenses of operation and collection, including reasonable a gray lire in fields the enter and expenses of operation and collection, including reasonable a gray lire in fields of the entering upon and taking possession of said property, collection of such rents, issues and prolits, or the proceeds of lire and collection of such rents, issues and prolits, or the proceeds of lire and collection of such rents, issues and prolits, or the proceeds of lire and collection of such rents, issues and prolits, or the proceeds of lire and collection of such rents, issues and prolits, or the proceeds of lire and collection of such rents, issues and prolits, or the proceeds of lire and collection of such ronice of default hereunder or invalidate any act lires thereby or in his performance of any agreement hereunder, the beneliciary diversity at mis election may proceed to forectose this trust dees and vertisement and sale. In the latter event the beneliciary or the restored his written noice of default and his written noice of lealut and his written here and lire hereby writerwipon the truste event and course to be recorded his written noice of lealut and his collection second on or lire and elealut and his written here and lire hereby whereupon the trustee event and course to be recorded his written noice of lealut and his described real property to satisfy the obligation second or be and the satid described real property to satisfy the obligation second or be and the satid described real property to satisfy the obligation second or be and the satid described real property to satisfy the obligation second or be and the satid described real property to satisfy the obligation second or be and the satid described real property to satisfy the obligation second or be and the satid described real property to satisfy the obligation second or beand and the satid descri
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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 han 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, the United States or any agency thereof, or an escraw agent licensed under ORS 696.505 to 696.585.

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

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 leminine 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.

 $\overline{}$ IMPORTANT NOTICE: Delete, by lining out, whichever warranty (c) or (b) is not applicable; if warranty (c) is applicable and the beneficiary is a creditor as such word is defined in the Truth-In-Londing Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Steven-Mess Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

1 4 1 1 Sec. 14 3.8

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

STATE OF OREGON,

PUZLIC

14.18

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STATE OF OREGON. 35. County of This instrument was acknowledged before me on 10 hv

Beneficiary

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18652

(SEAL)

, 19, by Tomas Pedersen, Parrell Pedersen, Robert J. Bogatay and Linda Bogatay

This instrument was acknowledged before me on

County of Klamath

Jana Killingsworth Notary Publik for Oregon ILL HOO (SEAL) My commission expires: 9-15-90 NOTANY

REQUEST FOR FULL RECONVEYANCE

Notary Public for Oregon

My commission expires:

To be used only when obligations have been paid.

, Trustee

TO 0 = 0 The undersigned is the legal owner and holder of all indebtedness 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 terms 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

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Soft must be delivered to the trustee for concellation before reconveyance will be made This scheduling is and second is a loss to contain a

TRUST DEED (FORM No. 861) *TRVENS (LESS LAW PUB (CD. PORTLAND, ORE		STATE OF OREGON, County of Klamath }ss. I certify that the within instrument was received for record on the 13tbday of October
Grantor	EPACE RESERVED	at 12:25 o'clock P. M., and recorded in book/reel/volume No. 186 on page 18651 or as fee/file/instru- ment/microfilm/reception No. 67036,
Boneficiary	HELONDER 5 USE	Record of Mortgages of said County. Witness my hand and seal of County allixed.
SOUTH VALLEY STATE BANK 5215 SOUTH SIXTH STREET KLAMATH FALLS OR 97603	ROATEL VIET VIET VIET VIET VIET VIET VIET VIET	By By Biehn, County Clerk.