E\$0**e1**67260 the second section and server Vol_180 Page_19042 TRUST DEED THIS TRUST DEED, made this 2014 DES RANGEL AUGUS ASPEN TITLE & ESCROW, INC., an OREGON CORPORATION as Trustee, and FN REALTY SERVICES, INC., a CALIFORNIA _day of__ Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in KLAMATH WITNESSETH: COUNTY, OREGON, described as: in Block 25 of Tract 1184-Oregon Shores-Unit 2-1st Addition as shown on the map filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County. - C. 50 (4) 4170 - 4004 - 400 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 FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantenest of grant and payment of the sum of the sum

obtained the writtent consent or approval of the beneficiary, then, at the beneficiary a option, all expressed therein, or herein, shall become immediately due and payable.

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

To protect the recurrity of this trust deed, grantor agreet.

1. To protect, preserve am ammanian said property in good condition and repair—
not to remove or demonstic and maintain said property in good condition and repair—
permit any waste of said property.

2. To complete on the property.

3. To complete on the property of the property in good and workmanike manner any and pay when due all costs thereon, and therefor.

4. To comply with all laws, ordinances, regulations, covenants, conditions, and such financing statements pursuan, if the beneficiary so requests to join to executing and the property of the

waise any default on notice of default hereunder or invalidate any act done pursuant is such notice.

3. To keep said premise; free from construction lient and to pay all taxes, perspectly before any part of such taxes, assessments and other charges that may be leviled or assessment and other charges that may be leviled or assessment become past attended to make payment of act taxes, assessments and other charges become past among fall to make payment of any latest strength to the charges become past among fall to make payment of any latest systements, insurance premisents, tiens or other charges payment thereof, and, as settlements, insurance premisents, tiens or enterficially with funds with which to make such payment, beneficiary may, at its post of the construction of the payment thereof, and the amounts speak with enterest at the rate set payagraphs 6 and 7 of this trust deed, streether with the obligations described in according the street deed, without wave of any rights arising from breach of any of metalhelper described, at well as the granton, shall be bound to the same extent their payments which be also to the same extent the payments what the interest and the nonpayment payments what the interest and the nonpayment payments what the interest of the same street the payments what the time of the collision on herein causif, the property fley are bound for the payment of the obligation herein can due nonpayment she dead mendicately due and payable ond constitute a breach of this trust deed.

5. To appear in and defend any action or proveeding payments in the other occasion.

5. To appear in and defend any action or proveeding payments in the states the other costs and expenses of the trustee incurred in connection.

5. To appear in and defend any action or proveeding payments and the onnection.

with this obligation.

To appear in and defend any action or princeding purporting to affect the security rights or powers of beneficiary or trustee, and in any part, action in forectonize of this deed, to pay all costs and exploses, including within the beneficiary or trustee may appear, including within the strength of this deed, to pay all costs and exploses, including within with suffer the between the grantor and the beneficiary is or trustee; at storing) is fees provided, however, within each estimate the provided of the strength of the trustee then they are the sait is between the grantor and the beneficiary or the trustee them they reading party shall be mentioned in this paragraph of the locate shall be fixed by the inal court or by the appellate court if an appeal is taken.

It is mutually agreed that:

restriction thereon. (c) 10in in any subordination or other agreement affecting that seed or the line or charge thereof; (d) reconvey, without warranty, all or any part of the property. The transies in any reconveyance may be described as the "person of the property and the property and the recitals therein of any matters or facts shall mentioned in this prograph shall be not less than sistee's fees for any of the services 10. Upon any part paint by grantor hereunder, teneficiary may at any time with die notice, either in person, by agent or by a receive to be appointed by a court, and enter upon and take postession of said property or in the appointed by a court, as or otherwise other the rest, issues and profits part thereof, in its own name suppaid, and apply the same, less costs and expenses of operation and collection, indebtedness secured hereby, in such order as beneficiary may determine.

becluding reasonable attorney's feet subject to paragraph 7 hereof upon any inachtedness secured hereby, in such order as beneficiary may determine.

11. The entering upon and taking possession of said pruperty, the collection of such reast, titues a profits or the proceeds of fire and other insurance policies or application or release the profits of any taking or doing of the property, and the notice of default hermande may be any act done pare or water on yellow and included of default hermande or invalidate any act done pare or water on yellow and included in the property of the property of the profit of the said in the profit of the said payable. In such clearly may declare all turns described real property is caused hereby may accured hereby manuscriptories of the beneficiary may proceed to the profit of agricultural time and if the above the beneficiary may proceed to the profit of agricultural time and are provided by law for proceedure this trust deed in early as a mortgage in the trustee of foreclose the for

excluding the trustee, but including the gronton and beneficiary, may person, sale,

15. When trustee sells pursuant to the powers provided herein, trustee shall offer the proceeds of sale to payment of 11 the expense of sale including the gronton and beneficiary, may purchase at the apply the proceeds of sale to payment of 11 the expense of sale including the compensation of the trustee and a reasonable charge by trustee sationary, 121 to the present having recorded them subrequent to the interest of the trustee of 11 to all persons having recorded them subrequent to the interest of the trustee of the trust deed as their interest of the subreview of the interest of the interest of the subreview of the substance of the successor trustee of public record as insulation that the substance of the substance of the successor trustee of public record as necessor in made a public record as necessor in the deed, duly executed and acknowledged in substance in made a public record as necessor in the substance of the subst

trustee. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Frustee is not obligated to notify any proceeding in which grancy, level any other deed of trust or of any action or or proceeding is brought by trustee.

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered titled thereto

The Trust Deed Act provides that the structed hereunder must be either an attorney, who is an active member of the Oregon State Ber, a bank, trust company or savings and loan association europized 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, effiliates, agents or branches, or the United States or any agency thereof.

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division being the co

Pee: \$9.00

35 N. Lake Ave., Suite 300

Pasadena, CA 91101

Evelyn Biehn,

Klamath County Clerk

By JAm Smith Deputy

Title