		STEVENS NESS LA	FUS. CO., PORTLAND, CR. 97254
FORM No. 231-Grogon Trust Deed Series-TRUST DEED: OK	TRUST DEED	Vol. 1982 Pag	e_19343 �
67443 WITH RIGHTS TO	FUTURE ADVANCES AN	UCTODET	, 1986, between
THIS TRUST DEED, made this ALLAN MATTHEWS and GAY	LE P. NICHOLSON AS	tenants in common.	
es Grantor, NILLIAM P. BRANDSNESS		***************************************	, as Trustee, and
COUTH VALLEY STATE BAN	IK		
as Beneficiary,	Territoria de la compansión de la compan	. Parke	indian di Angling Statement (i Anglin di Angling Statement (indian di Anglin di A
Grantor irrevocably grants, bargains, se	WITNESSETH:	tee in trust, with power	of sale, the property
in Klamath County, Cre	jon, described as:		
Lot 3, Block 9, TRACT NO. 1003, THIS	RD ADDITION TO MOYI	NA, in the County	of Klamath,
State of Oregon		ing a second of the second of	
This Trust Deed is one of three doc	uments securing a l	loan to Production	Realty, Inc. date
October 14, 1986 in the amount of \$	4,500.00 with matur	rity of December 13	, 1300.

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 rents, issues and profits thereof end all lixtures 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 Four Thousand Five Hundred and No/100--WITH RIGHTS TO FUTURE ADVANCES AND RENEWALS

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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sold. conveyed, assigned or alienated by the grantor without then, at the beneticiary's option, all obligations secured by this instruction, and the security of this trust deed, grantor agrees.

To protect the security of this trust deed, grantor agrees and the property in sold condition. To protect, preserve and maintain said property in sold condition, and repair; not to remove or demotivation and property in sold condition, and repair; not to remove or demotivation and property.

To protect, preserve and maintain said property in sold condition, and repair; not to remove or demotivation and property.

To the comply of the condition of the co

(a) consent to the making of any map or plat of said property: (b) join in figuranting any easement or creating any restriction thereon: (c) join in any subordination or other egreement effecting this deed of the lien or cherke thereof; (d) reconvey, without warranty, all or any part of the property. The states in any reconveyance may be described as the "person or persons featles in any reconveyance may be described as the "person or persons featles in any reconveyance may be described as the "person or persons featles in any traditional or the property. The states in any matters or tacts shall be conclusive proof of the truthulmest thereof any matters or tacts shall be conclusive proof of the truthulmest thereof any matters or tacts shall be conclusive proof of the truthulmest thereof persons to the state of the property of the proof of the truthulmest thereof persons to the state of the property of the proof of the persons of the proof o

the manner provided in ORS 86.735 to 86.795.

13. After the frustee has commenced foreclosure by advertisement and sale, and at any time prior to 5 days before the date the trustee conducts the sale, the granfor or any other person so crivileged by ORS 86.753, may cure the default of defaults. If the default consists of a failure to pay, when due, arms secured by the trust deed, the default may be cured by paying the entire amount due at the time of the cure other than such portion as would not shen be due had no default occurred. Any other default that is capable of being cured may be cured by tendering the performence required under the obligation dutted the cure shall pay to the benefits all calls and defaults, the person effecting the cure shall pay to the benefits; all coals and expenses actually incurred in relorcing the obligation of the trust deed together with trustee's and attorney's less not exceeding the amounts provided by laws.

together with frustee's and attorney's test 1912 recently the place designated in the notice at 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 eaction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the processes the deed in form as required by law conveying the property so sold, but without any coverant or warranty, express or implied. The recitals in the deed of any matters of lext shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneticiary, may purchase at the sale.

the grantor and benesicary, may pisconase at the sairs.

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

surplus, if any, to the granter or to its successor in times entirely enterphis.

16. Beneliciary may from time to time appoint a successor to successor to any trustee named herein or to any successor trustee appointed hereinner. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all life, powers and duties conterned upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by benedicing, which, when recorded in the mortigage records of the country or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

of the assecsace trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is according to the provided by law. Trustee is according to the provided by law of the deed at trust or of any action or proceeding in which granton, beneficiary or truster of the provided by trustee.

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NOTE. The Trust Deed Act provides that the trustee beraunder must be either an attamey, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to inture title to real or savings and loan association authorized to do business under the lows of Dregon or the United States, it title insurance company authorized to inture title to real property of this state, its subsidiaries, agents or branches, the United States or any agency thereof, or an excrew agent licensed under ORS 696.505 to 696.585.

The grantor covenants and agrees to and with the beneficiary and those claiming under lam, 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. e grantor warrants that the proceeds of the loan represented by the above described note and this trust deed for an organization, or (even it grantor is a natural person) are for business or commercial purposes. The grantor This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, sender includes the terminine and the neuter, and the singular number includes the plural.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, sender includes the terminine and the neuter, and the singular number includes the holder and owner, including please of the contract of the con IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written. * 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 as such word is defined in the Truth-in-Lending Act and Regulation in the Englishment of the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent, if campliance with the Act is not required, disregard this notice. Mark Adan Marins (If the signer of the above is a corporation, use the form of arknowledgement opposite.) Gayle Nicholson STATE OF OREGON, County of Klamath STATE OF OREGON, This instrument was acknowledged before me on October 14. County of 'Allan Matthews This instrument was acknowledged before me on S. Gayle P. Nicholson 19 orne 25 toells (SEAL) My commission expires: Notary Public for Oregon Notary Public for Oregon 3-14-87 My commission expires: (SEAL) REQUEST FOR FULL RECONVEYANCE Te he used only when obligations have been poid. TO: The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said frust 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 herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you estate now held by you under the same, Mail reconvey without warranty, to the parties designated by the terms of said trust deed the DATED: Do not loss or destray this Trust Doed OR THE NOTE which is occured. Both must be delivered to the trustee for concellation before reconveyance will be made to the trustee for concellation before reconveyance will be made. Chabse 14, 1985 to the amountage 54,500 de without turing on Deacaber FORM No. SEIS STATE OF OREGON, This appirtude to be the County of Klamath... I certify that the within instrument Kana anaka ng was received for record on the .24th day Wal 6 The trails and the trail of the trails and the state of t at 9:27 o'clock A.M., and recorded Grantor SPACE RESERVED in book/reel/volume No. 135 on FON SMIR TO LEY STA page 19343 or as fee/file/instru-RECORDER'S USE Beneliciery 175111 ment/microfilm/reception No. ... 5.7443., SOUTH VALLEY STATE BANK 5215 SOUTH SIXTH STREET 97603 AFTER RECORDING RETURN TO Record of Mortgages of said County. Witness my hand and seal of MICHAEL SORT OF County affixed.

THEIR . 40 MALTINE VOICE

Fee: \$9.00 bars

Evelyn Bielm, Gounty Clark

d Deputy

By Name