

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 thereot and all fixtures now or hereafter attached to or used in connec-tion with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained end payment of the sum of <u>wenty</u> Seven Thousand and no/100-----

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strel, timber, or grozing purposes.
(a) consent to the making of any map or plat of said property; (b) join in yr graning any essented or creating any restriction thereon; (c) join in any graning any corother agreement allecting this deed or the line or charge subordination convey, without warranty, all or any part of the property. The thereol; (d) my reconveyance may be described any matters or facts shall legally entitled thereol; and the treatist therein Trustee's tees for any of the property. The conveyance may be described any matters or facts shall legally entitled thereol; and the treatist therein Trustee's tees for any of the services mentioned in this paragraph shall be not less than \$5.
be conclused, and the paragraph shall be not less than \$5.
be conclused, either in person, by agent or by a receiver to be approprinted by a court, and without regard to the adequacy of any security prohetics and errors including thereas basely secured, enter upon and take possession of said property, the indebiedness hereing, in its own name sue or otherwise collect the rent. There entering upon and claim proceeds of sub property, the indebiedness secured hereby, and in such order as benericity any determine.
11. The entering upon and raking possession of said property, the collection of such rents, issues and profits, or the proceeds of the and other or notice of delault hereunder or invalidate any act dore waive any default or notice of delault hereunder or invalidate any act dore waive any default by grantor in payment of any indebiedness eccured to the safe as doreands for any taken or the proceeds of the ador do the application or release thereol as adoreands and action or waive any default by grantor in payment of any indebiedness eccured to make a doreand to notice.
12. Upon delault by grantor in payment of any indebiedness eccured invalidate any act dore waive any delault by grantor in payment of any indebiedness eccured invalidate any act dore waive any de

property, and the application or release thereol as aloresaid, shall not cure or waive any default or motice of default hereunder or invalidate any act done waive any default or motice of default hereunder or invalidate any act done pursuant to such notice.
12. Upon default by grantor, in payment of any indebtedness secured faceby in his performance of any negatively due and payable. In test deed by in equity as a mortgage or dirictly the such and payable. In test deed by in equity as a mortgage or dirictly the such and payable. In test deed by in equity as a mortgage or dirictly the such and payable. In test deed by in equity as a mortgage or dirictly the such and payable in test the such described the shall test the trustee to foreclose this trustee shall advertisement and sale. In that event the beneficiary or in this performance of the such as the such described the shall the time and place of sale, give motice hereby, whereupon the durity of the and proceed to foreclose this trust deed in thereby or in test of the box of the box of the default at any including costs and expressions in interest, respectively the entire announcy of including costs and expressions in interest, respectively the entire announcy of including costs and expressions for interest provided by the obligation and trustee's and at the prince difference in the obligation and trustees and thereby cure cipial as would not then be due had no delault occurred, and thereby cure cipial as would not then be due had no delault ownerd, and thereby cure cipial as would not then be due had no delault owners, shall be dismissed by the trustee. In which event all foreclosure proceedings shall be dismissed by interesting the termines provided for cash, payable at the trustee and thereby cure cipial as would not then be due had no delault owners, the sale shall be held on the date and at the inne and proved at the prince of the proceed at the ordinary pays the trustee shall set the parcel or parcels at in one parcel or in the park parcels and

surplus, it any; to the grantor or to his successor in interest entitled to such surplus. [16, For, any, reason permitted by law beneficiary may from time to 16, For, any, reason permitted by law beneficiary may from time to successor trustee appointed hereunder. Upon supportunent, and without conveyance to the successor trustee, the latter shall be vested with all title, onveyance to the successor trustee, the latter shall be vested with all title, onveyance to the successor trustee, the latter shall be made by written hereunder. Each such appointment and substitution shall be made by written hereunder. Each such appointment and substitution shall be made by written (art unent executed by beneficiary, containing reference to this trust deed and its place of record, which, when recorded in the olice of the County and its place of record, which, when recorded in the outcestor trustee. Shall be conclusive proof of prooper appointment of the successor trustee. The substitution appointer to a 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 or proceeding in which grantor, heneliciary or trustee shall be a party unless such action or proceeding is brought by trustee.

attorney, who is an active member of the Oregon State Bar, a bank, trust company region or the United States to title Insurance company authorized to insure title to real states or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585. nder must be either an attor s under the laws of Oregon branches, the United States

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The same and a second second second second with	the beneficiary and those claiming under him, that he is law-
The grantor covenants and astro-to-the grantor covenants and astro-to-the simple of said-described real-property seized in fee simple of said-described real-property seized real-property seized in fee simple of said-described real-property seized real-propert	ity and had a second and writer of the statistic to second and
[14] C. M.	rene () indexemple in the set of
I that he will warrant and forever defend the sai	ne against all persons whomsoever.
	Fundamental Research and Annotation and Annotation and Annotation and Annotation and Annotation and Annotational Annotation and Annotational Annotational Annotation and Annotational An
Fig. 2. A set of the set of th	presented by the above described note and this trust deed are: id or agricultural purposes (see Important Notice below),
 (a)* primarily for grantor's personal, hanny, it is a nature (b) for an organization, or (even it grantor is a nature (b) for an organization. 	ral person) are for business or commercial purposes other than agriculture
s, personal representatives, successors unamed as a benefician tract secured hereby, whether or not named as a benefician tract secured hereby, whethereby, whether or not named as a benefician tract secured hereby, wh	inds all parties hereto, their heirs, legatees, devisees, administrators, execu- rm beneticiary shall mean the holder and owner, including pledgee, of the ry herein. In construing this deed and whenever the context so requires, the the singular number includes the plural.
IN WITNESS WHEREOF, said grantor has	hereunto set his hand the day and your
MPORTANT NOTICE: Delete, by lining out, whichever warranty	(c) or (b) is Allan bella Coller
such word is defined in the trouble and Basidetion by mak	anon 2, ma
e purchase of a dwelling, use Stevens-Ness' Form No. 1305 o	r equivalent; the purchase fila Mal Coker
this instrument is NOT to be a nish here, or as or equivalent. I a dwelling uso Stevens-Nass, Form No. 1306, or equivalent. I in the Act is not required, disregard this notico.	f compliance, in (A) in the article state of the second state of t
f the signer of the above is a corporation.	(4) A set of the se
TATE OF OREGON,	STATE OF OREGON, County of
County of Deschutes	and
the showe named	duly sworn, did say that the former is the
Personally appeared the about Lila Mae Coker illard John Coker and Lila Mae Coker	president and that the latter is the
	secretary of
	a corporation, and that the seal attixed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed and corporate seal of said corporation by suffority of its board of directors;
TAR and acknowledged the toregoing instru-	sealed in behalt of said corporation by addition by a sealed in behalt of said corporation by a sealed in the sealed said instrument to be its voluntary act and each of them acknowledged said instrument to be its voluntary act
Pipe Relation relations	and deed. Before me:
OFFICIAL Manand	(OFFICIAL Notary Public for Oregon SEAL)
Notary Public for Oregon My commission expires: 9/27/87	Notary Public for Oregon SEAL) My commission expires:
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TO:	manuacion, we have a second a second data to many dead All sums secured by sai
1 the base fully naid and satisfied. I bu notes,	in the second seco
it inter dead or pursuant to statute, to cancel all evid	the desident of said trust deed in
held by you under the same. Mail reconveyand	
ner of all total (sea, second and second and the second and s	our and approved on a listure way of the second
	Beneficiary
Do not lose or destroy this Trust Deed OR THE NOTE which it se	cures. Both must be delivered to the trustee for cancellation before reconveyance will be mode.
TRUST DEED	STATE OF OREGON,
(FORM No. 881) STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.	County of
THE RECEIPTION FORMER TO AND THE PARTY OF	
Dillard John Coker	nert was received for record on the ment was received for record on the ment was received for record on the nert was received for received for record on the nert was received for
Lila Mae Coker	SPACE RESERVED in book/reel/volume No
es Beneficiary	RECORDER'S USE instrument/microfilm No.
The second of the second basis of the TANK TO	INTERPOLATION Record of Mortgages of said Country (CONUC) Witness my hand and seal
Beneficiary	County affired
AFTER RECORDING RETURN TO TO COKE	Pr ds mushand and wife.
Klamath Falls, Øregon 97601	NAME TAR
NIGHACH FAILS, WHANK SHOOT	LENZI DESD

DESCRIPTION SHEET

2068

A tract of land described as follows: Beginning at an iron pin on the Westerly right of way line of the Highway 97 which lies Westerly 50 feet at right angles from its center and which iron pin also lies South 89 degrees 48' East along the South line of the NE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, a distance of 315 feet and North 39 degrees 40' East along the Westerly right of way of Highway 97 a distance of 153.45 feet from the brass cap corner which marks the Southwest corner of the NE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and running thence North 50 degrees 20' West at right angles a distance of 133.5 feet to an iron pin which lies on the Easterly right of way line of the Gilchrist Company, Ltd. Railroad; thence Northeasterly along the Easterly right of way line of the Gilchrist Company Ltd. Railroad to its intersection with the Southerly right of way line of Ward Street extended; thence Southeasterly along the Southerly line of Ward Street 155 feet to its intersection with the Westerly right of way line of the Highway 97, which point is marked by an iron pin 50 feet Westerly at right angles from its center; thence South 39 degrees 40' West along the Westerly right of way line of the Highway 97 a distance of 271.9 feet, more or less, to the point of beginning, said tract being a portion of the NE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed of	for record at req February					
		A.D., 19 _8 of	at 2:22 Mortgages	o'clock P_M., and	the <u>9th</u> duly recorded in Vol	day
FEE	\$13.00			on Page Evelyn Biehn	2066 , Sounty Clerk	<u></u> ,
				. Ву	Pam An	A.

SS.