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 this lows 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 escrow agent licensed under ORS 696.505 to 696.585.

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The above described real property is not currently used for agricul To protect the security of this trust deed, grantor agrees: and repair; not fo remove or demolish any building or improvement thereon, not to commit or permit any waste of said property. In good condition, not to commit or permit any waste of said property. To complete any waste of said property, and repair any building or improvement which may be constructed, damaged or any building or improvement which may be constructed, damaged or 3. To comply with all awa, ordinances, regulations, covenants, condi-tions and restrictions sate financing statements pursuant to the Uniform Commer-proper public office or offices, as well as the cont of all lien searches made by filing officers or searching agencies as may be desmadded by the building of the searches and the cont of all lien searches made beneficiary.

of the successor frustee. 17. Trustee accepts this trust when this deed, duly executed and obligated 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 or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

surplus, it any, to the grantor or to his successor in inferest entitled to such surplus. 16. Beneliciary may from time to time appoint a successor or succes-to any trustee named herein or to any successor trustee appointed here-trustee, the latter shall be varied with all tile, powers and duties conterred and substitution shall be made by witten instrument. Each such appointments which, when recorded in the mortgage records of the county or counties in other successor trustee.

the grantor and beneficiary, may purchase at the sale. 15. When trustee sells pursuant to the powers provided herein, trustee cluding the proceeds of sale to payment of (1) the expenses of sale, in-stronger, (2) to the obligation accured by the trust and a reasonable charge by trustee's deed as their interests may appear in the order of the trustee in the trust surplus, if any, to the grantor or to his successor in interest entitled to such surplus. 16. Beneficiery may take to

together with trustees and attorney's tees not exceeding the amounts provided by law. 14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which said sale may in one parcel, or in separate parcels and shall sell the parcel at shall deliver to the purchaser its deed in form as required by law convergent thall deliver to the purchaser its deed in form as required by law convergent of the truthfulnes in the deed of any matters of lact shall be conclusive proof the form and beneficiary, may purchase at the sale. 15. When trustee sells pursuant to the powers provided herein. trustee

the manner provided in ORS 86.735 to 86.795. 13. Alter the trustee has commenced foreclosure by advertisement and sale, and at any time prior to 5 days before the date the trustee conducts the sale, the granto any other person so priviled by ORS 86.753, may cure sale, and the trust deed, the default consists of a failure to pay, when due, entire amount due at the time of the classift may be cured by when due, not then be due at the time of the classift may be cured by when due, not then be due at the time of the classift may be cured by when due obligation or thus the default occurred the performance requires the default obligation or fueld. In any case, in addition to curing the default costs together with trustees and attorney's fees not exceeding the amounts provided by law.

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(a) consent to the making of any map or plat of said property; (b) join in subordination or other agreement allecting this deed or the lien or chards franke in any neconvey, without warranty, all of any part of the property. The subordination or other agreement allecting this deed or the lien or chards franke in any neconvey without warranty, all of any part of the property. The beconveyneyne without warranty, all of any matters or lacks when the conclusive proof of the truthfulness thereoi. Trustee's less for any of the subordination or other agreement allecting the of any matters or lacks when the conclusive proof of the truthfulness thereoi. Trustee's less for any of least the beconclusive proof of the truthfulness thereoi. Trustee's less for any of the addition or by a receiver to be appointed by a court, and without regard here holds at the possession of said property. The pointed by a court, and without regard here holds. Distance of be adequacy of any security for any part thereoi, in its own name suid take possession of said property. The set of any matters of lack at the possession of said property, and without metad of olfection, including reasonable stone.
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sum of <u>ETTER INVERAND FIVE ROWDRED AND NOTION</u> note of even date herewith, payable to beneticiary or order and made by grantor, the final payment of principal and interest hereof, it not sooner paid, to be due and payable <u>Der terms of Note</u> The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to said note then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or The above described real property is not currently used for egricultural, timber or grazing purposes.

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FORM No. 881-Oregon Trust Deed Se

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as Beneficiary, 1.08 Cianio. ษาร 

TRUST DEED.

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EGSLAND

STATE OF OFBCOA

KT 71649 me-Inwout MOUNTAIN TITLE COMPANY OF TRUST DEEDO Vol Mg THIS TRUST DEED, made this \_\_\_\_\_12th Page 2852 BOB DECOLA day of .... February ---as Grantor, MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY DON E. BAILEY ., as Trustee, and RECORDENT Grantor irrevocably grants, bargains, sells and conveys to trustee in trust; with power of sale, the property

The grantor coverants and agrees to area	with the beneficiary and the	e claiming under him, that he is law- ncumbered title thereto except
* of any time and from the first proceedings of the deed and Due of the case of the first structure of the deed and the indicate the case of the transmission of the deed and the first structure of the deed and the deed and the transmission of the structure of the deed and the deed and the deed and the deed and the deed and the deed and the transmission of the deed and the deed and the deed and the transmission of the deed and the deed and the deed and the transmission of the deed and the deed and the deed and the transmission of the deed and the deed and the deed and the transmission of the deed and the deed and the deed and the transmission of the deed and the deed and the deed and the transmission of the deed and the deed and the deed and the transmission of the deed and the deed and the deed and the transmission of the deed and the deed and the deed and the transmission of the deed and the deed and the deed and the transmission of the deed and the deed and the deed and the transmission of the deed and the deed and the deed and the transmission of the deed and the deed and the deed and the transmission of the deed and the deed and the deed and the transmission of the deed and the deed and the deed and the deed and the transmission of the deed and the deed a	17. Tristes accession of the state accession of bone or ablicated is made a the sole los ablicated to restile any point active the properties of the sole active the properties of the sole active the sole of the sole active act	(a) And a second sec
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This deed applies to, inures to the benefit of an	nd binds all parties hereto, their her rm beneficiary shall mean the hold	irs, legatees, devisees, administrators, executors, er and owner, including pledgee, of the contract
secured hereby, whether or nor hand the secured the si	noular number includes the plural.	ALTERNET FRAME SERVER AND
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