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of the successor trustee. 17. Trustee accepts this trust when this deed, duly executed and acknowledd is made a public record as provided by law. Trustee is not obligated to notify any party hereo of pending sale under my 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. NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attaney, who is an active member of the Oregon State Bar, a bank, trust campany or savings and loan association authorized to do business under the 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.

surplus, it any, to the grantor or to his successor in interest entitled to such surplus. 16. Beneficiary may from time to time appoint a successor or success ors to any trustee appointment, and without Soveyance to the successor inder. Upon such appointment, and without Soveyance to the successor under. Upon such appointment, and without Soveyance to the successor upon any trustee herein name vested with all tille, Soveyance to the successor inductivition shall be made or appointed hereunder. Each such appointment when here recorded in the midgade records of the country or counties in of the successor trustee. 17. Trustee access this trust when this dead, duly accessed and

the grantor and beneliciary, 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-thirmery, (2) to the obligation secured by the trustee and a reasmable charge by trustee's deed a grecorded liens subsequent to the interest of the trustee in the trust surplus, ill any, to the grantor or to his successor in interest entitled to such surplus.

together with frustee's 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 design of the postponed in the notice of sale or the time to which said sale may in one parent as provided by law. The frustee may sell said parents and sale design of the parent of the parent of the parent of the held deliver to the purchaser its deed in tomas required by law. The the property so the purchaser its deed in tomas required by law. Charter as the parent of the first of the first but without any coverage or warranty, expression of the truthulness three. Any purchase at the sale, but including the grant and beneficiary, may purchase at the sale. 15. When trustee sells pursuant to the powers provided herein, trustee

Hurd, timber or grazing purposes.
(a) consent to the making of any map or plat of said property: (b) join in a subordination or orter agreement allecting this deed or the lien or chains any receiver agreement allecting this deed or the lien or chains and the recitable thereon. (c) join in any there in any receiver and the recitable thereon in the property. There is a the recitable thereon in the property of the second of the lien or chains and the recitable thereon. Trustee's lees for any of the second of the lien or chains the second of the lien or chains and the recitable thereon. Trustee's lees for any of the second of the lien or chains the second of the lien or chains and the recitable thereon in the second of the lien or chains and the recitable thereon. Trustee's lees for any of the second of the lien of the second of the second of the lien of the second of the second of the second of the lien of the second of the lien of the second of the lien of the second of the secon

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STATE OF ONECON.

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note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due, and payable. Der LETMS OF Note 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 by sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary's herein, shall become immediately due and payable. The date date date, interpective of the maturity dates expressed therein, or The above described reol property is not currently used for egricultural, timber or grazing purposes.

tion with said real estate. FOR.THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of TEN THOUSAND AND NO/100 note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereol, it

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 and all tixtures 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 and payment of the

De vol juss er Catton ohie liver Dard OF THE HOLS which is counted Sold tout be contrained to the finance to contr

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property

as Grantor, MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY TRENDWEST DEVELOPMENT COMPANY, an Oregon corporation , as Trustee, and as Beneficiary,

Lot 15 in Block 15, Tract No. 1064, FIRST ADDITION TO GATEWOOD, according to the official

plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THIS TRUST DEED, made this RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife April, 19.87., between

MTC-17810-K

inKlamath......County, Oregon, described as:

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FORM No. 881-Oregon Trust Daved Series-TRUST DEED.

ETame 73628

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Jourtain T

TRUST DEED

The grantor covenants and estimated real-proper	the beneficiary and those claiming under him, that he is law the beneficiary and those claiming under him, that he is law the and has a valid, unencumbered title thereto except
The grantor covenants und oscribed real-proper	rty-and has-a-valid; unencumbered the meters except
માં આવ્યા છે. તેનું માં આવ્યા છે. આ માં આ માં આવ્યા છે. આ માં આવ્યું છે. તેને પ્રાપ્ય ગાય છે. તેને પ્રાપ્ય આવ્ય માં દ્વારા પ્રાપ્ય આ ગામ આ ગામ આ ગામ	Che and American and the set of the set o
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B. S. Martin (1994) and the state of the	[10] M. L. Martin, M. M. Martin, R. M. Martin, M. M
	(a) B. Original and S. S. Santa and S. Sa
The grantor warrants that the proceeds of the loan repr	resented by the above described note and this trust deed are: old purposed (see Important Notice below) y y y y X X
(a)* primarily for france with the second states and the second st	
This deed applies to, inures to the benefit of and bind	ds all parties hereto, their heirs, legaress, derised, derised, ne here on neliciary shall mean the holder and owner, including pledgee, of the con neliciary shall mean the holder and whenever the context so requires, the masc
anal representatives, successors and as a beneficiary herein	
IN WITNESS WHEREOF, said grantor ha	Kompeter Charles
PORTANT NOTICE: Delete, by lining out, whichever warranty (a spplicable; if warranty (a) is applicable and the beneficiary is applicable; if warranty (a) is applicable and the beneficiary is	ion Z. the
applicable; if warrany (d) is appli-in-Lending Act and Regulati uch word is defined in the Truth-in-Lending Act and Regulation, by making ficture MUST comply with the Act and Regulation, by making	ion Z, the Sarrayul Mair
osures; for this purpose used required, disregard this notice.	Abat en felder hannen en felder instant in ander son en felder en son ander son en felder instanten en felder en geneten en
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TATE OF ORECON	STATE OF OREGON,
County of OK Lomath	County of
This instrument with apknowledged before me on April 2	a 19
RONALD E: PHATR & Lorrayae RA	A Wat the water and the second
Kristia Hedd	Notary Public for Oregon
SEAL) My commission expires: 11/16/87	Notary Public for Oregon My commission expires:
My commission expires.	(a) Constanting (Constant) (Co
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