NOTE: The fruer Devid 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 strings and loan association authorized 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, affiliates, opents or branches, the United States or any opency thereof, or an escow opent licensed under ORS 696.505 to 696.585.

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surplus, if any, to the grantor or to his successor in interest entitled to such surplus. If for any reason permitted by law bareliciary may from time to time appoint a successor or successors to any trustee manuel herein or to any conveyance to the successor trustee, the latter shall be interent and without powers and during successor trustee, the latter shall be with all title hereunder. Each successor trustee, the latter shall be intered with all title instrument executed by pointment and substitution shall be made by written and its place of tread benchicary, containing reference to the during ded Clerk or Recorder of the could be point or counties in which the property is situated. 17. Trustee accepts is frust when this deed, duly executed and obligated to notify any payble record as provided by law. Trustee is and obligated to notify any payble record as provided by law. Trustee is and shall be a party unless such action or proceeding is brought by trustee.

property, and the application or release thereof as aloresaid, shall not cure or waive any delast or notice of delault hereunder or invalidate any act done 12. Upon delault by grantor in payment of any indebtedness secured hereby or in his performance of any affectment hereunder, the beneficiary may event the beneficiary at his election may proceed to foreclose this trust deed bareby or in his performance of any affectment hereunder, the beneficiary may event the beneficiary at his election may proceed to foreclose this trust deed by an other the beneficiary at his election may proceed to foreclose this trust deed by avertisement and sale. In the latter eventies to foreclose this trust deed by avertisement and clause to be recorded his written beneficiary or the trustee shall to self the said described real property to within od default and his election theredu its said described real property to with the obligations secured theredu as the upon the trustee shall lix the time and place of sale, give notice the mane provided in ORS 86.740 to 86.793. The deale of the beneficiary elect to foreclose this trust deed in 13. Should the beneficiary of the trustee by divertisement and sale there do the the trustee's acie, the grantor or other borson so priviled by the trustee to relault at any time prior to live days before the date set by the enforting the terms of the beneficiary or his succurred, and there or cipal as would not then be the held on the date and at the time and the dealut, in which event all foreclosure proceedings shall be dismissed by auction to the highest bidder there and shall sail the pare of the provided in the male shall be held on the date and at the time and the dealut, in which event all foreclosure proceedings shall be dismissed by the protoned as provided for law, payeble at the time of sale. Trustee the property so cold, but without any materiant or warranty, express or in-ed the furthese bidder of sale to pay materiant or warranty, express or in-ted the protoperty of sale to any materia

tural, timber or grazing purposes.
(a) consent to the making ol any map or plat of said property; (b) join in granting any casement or creating any restriction thereon; (c) join in any subordination or other greenent allecting this deed or the jenson or persons of the property. The set of the property is an any subordination or other greenent allecting this deed or the property. The legally entitled thereto; and the recitals there on any matters of lacts shall be conclusive proof of the drive marks thereoi. Trustee's less of any of the property. The begin purposed of the set of th

inter and prevent such inserved statements in the distinct, coverants, conditions as an exclused statements in the barbiciary to request, to by blind the beneficiary on the could be the Uniform Commer-by blind ethics or estatement as well as the could of the disting statement in the breaking ethics or estatement as well as the could of the disting statement on the could statement as well as the could of the disting statement on the could state or estatement of the statement of the state by blind and could statement as the statement of the statement of the statement of the heresicary. Well here prevent of the statement of the destatement of the statement of the statement of the statement of the destatement of the statement of the statement of the statement of the statement about the based prevent of the statement of the statement of the statement about the based prevent of the statement of the statement about the based of the statement of the statement of the statement about the based of the statement of the statement of the statement about the based of the statement of the statement of the statement about the based of the statement of the statement of the statement about the statement of the statement of the statement of the statement about the statement of the statement of the statement of the statement about the statement of the statement of the statement of the statement about the statement of the statement of the statement of the statement about the statement of the sta

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DETCRIBED IN THIS INSTRUMENT IN VIOLA-TION OF APPLICABLE LAND USE LAW AND REGULA-TIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-MENT THE DEPSON ACCURDING SEE TITLE TO THE MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appartaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connec-

ATE 31013

TRUST DEED

STEVE W. GEVING and MARY E. GEVING, husband and wife,

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

Lot 30, Block 21, Tract 1113, Unit 2, in the County of Klamath, State of Oregon.

30th

FORREST A. FREID and JUANITA R. FREID, husband and wife

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR: 9720

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...., 1987 between

as Trustee, and

of as for they

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Vol

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FIRST CALL OF A DESCRIPTION OF A DESCRIP

of TWELVE THOUSAND AND NO/100

The above describes real property is nor currently used for agriculation of the security of this strust deed, grantor agrees? To protect the security of this trust deed, grantor agrees? I so postet, preserve and maintain said property in good condition to consult or parts? and to france to realize any maste of said property. I to compare the or realize promptly and in food and workmanilke rays ablends any waste of said property. I to compare the said and all costs incurred therefor. I to comply only when de all costs incurred therefor, damaged or is error at the said costs incurred therefore, and no said the said the

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910-63

as Beneliciary,

Drugen Trest Deed Series-

THIS TRUST DEED, made this

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75709

THUST DEED.

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in _____Klamath_____County, Oregon, described as:

as Grantor, ASPEN ESCROW AND TITLE CO., an Oregon Corporation,



10286

STATE OF CALIFORNIA,		
COUNTY OF LOS Angeles	SS	
On this the 27 day of May 198	7_before me,	
the undersigned, a Notary Public in and for said Cour personally appeared Kerry S. Penn		NOTARY SEAL OR STAMP
, personally known to me to be the person whose name is the within instrument as a witness thereto, who being by n deposed and said. That Kerry S. Penn 	ne duly swom,	OFFICIAL SEAL JEANNE NIGH Notary Public-California LOS ANGELES COUNTY My Comm. Exp. Aug. 18, 1989

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at re	ouest of Aspen Title Com	pany the 15th day
of June	A.D., 19 87 at 11:19	o'clock <u>A</u> M., and duly recorded in Vol. <u>M87</u> ,
	of <u>Mortgages</u>	on Page <u>10284</u> .
		Evelyn Biehn, County Clerk
FEE \$13.00		By MAM Amillo