M No. 581-Origan Triat Deed Series-TRUST DEED.	TRUST D	EED	Vol. Mgr	Page	11887
76597 THIS TRUST DEED, made this	12+h -		Mav		19.87., between
LEE C. BRADEN a	nd Shakoa 5. 1		husband and w	ife,	
Grantor, ASPEN ESCROW AND TITLE	CO., an Orego	on Corr	oration,		, as Trustee, and
RTHA B. LAMB, an unmarried wom	an,		er va Renov V Statistica		ne na strete se
Beneficiary,	WITNESS	SETH:	17 - 17 - 17 - 17 - 17 - 17 - 17 - 17 -		1 - AV.
Grantor irrevocably grants, bargair	s, sells and conve	eys to tr	ustee in trust, with	power of	sale, the property
Klamath County,	Oregon, described	l as:	ې د د د د د د د د د د د د د د د د د د د	ni u k	, the second state
	OREGON SHOR		a da ser a A ser a	: :	a de la companya de l La companya de la comp
Lot 30, Block 44, Tract 1184, 1	Jnit 2, in the	Count	y of Klamath, S	state of	Oregon.
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	TION OF A	APPLIC/	HLE L.	TO C T	HIS INSTRU-
	TIONS. BEI MENT, TH	E PERS	ON ACCELLING	IEE TIT	LE TO THE
	PROPERTY	SHOU	D CHECK WITH PLANNING DEP.	RTMEN	TO VERIFY
	APPROVEL) USES."			
gether with all and singular the tenements, he we or hereafter appenaining, and the rents, iss	reditaments and app	urtenance of and all	and all other rights fixtures now or herea.	thereunto l ter attached	to or used in conne
he or hereafter appendating, and the relia, is			t transfor bo	in contain	ed and payment of t
in of NINE THOUSAND FIVE HUNDRED	AND NOTIOU	• • • • • • • • • • • • • • • • • • • •			e terms of a promisso
ore of even date herewith, payable to beneficia	ry or order and made	by grant	or, the linal payment	or principa	
one of even date herewith, payable to beneticia of sonner paid, to be due and payable Jun The date of maturity of the debt secured The date of maturity of the debt secured				h the final	installment of said no ein is sold, agreed to
	Will accounted brokens		· · · · · · · · · · · · · · · · · · ·		roval of the Denelicia
here, at the benefaciary's option, an oungations		-		iuny une	
The above described real property is not con	enny used it. ogittetti			nan or niat o	l said property; (b) join
To protect the security of this trust deed 1. To protect, preserve and maintain said property	, grantor agrees: rty in good condition	granting a	ny easement or creating	tlecting this	deed or the lien or cha
1. To protect, preverve and maintain and propend repair: must to tentore or describinh any building or the state of and property. 2. To complete or restore prompty and in a state property and in the state of restore prompty and in the same any building or improvement which may be constructed the sincere of the same and the s	improvement thereon;	thereol; () grantee ir	ion or other agreement & 1) reconvey, without warr any reconveyance may itled thereto," and the re- ive proof of the truthfuh entioned in this paragraph	nty, all or a be described	as the "person or person of any matters or facts sh
 Tis complete at rescars promptly minimum anner any building or improvement which may be co- entrayed thereon, and pay when due all costs incurred the entrayed thereon, and pay when due all costs incurred. In full the second sec	nstructed, damaged or erefor.	be conclui	ive proof of the truthful entioned in this paragraph	shall be not le	rustee's lees for any of ss than \$5.
one and restrictions attecting said property; if the ben	eliciary so requests, to	10 time with	Upon any detault by four notice, either in pers	on, by agent	or by a receiver to be
and code as the benefactory may require and to pay	for filing same in the	the indebi	edness hereby secured, en	er upon and	take possession of said pr
by bling discers of searching agented at the	the buildings	issues and	profits, including those p and expenses of operation upon any indebtedness s	ast une and	industry approachie at
4 To provide and continuously maintain insur- tion or heresiter erected on the said premises against but ush other hereafs as the beneficiary may from to be ush other hereafs.	loss or damage by fire me to time require, in	ficiary mu	y determine.		inter of said property.
new or Averagine excepted ion the and premises against i and much other heareds as the beneficiary may from the n around not less than $89,500,00$ in inspanses acceptable to the beneficiary, with loss pa- millions of themetance shall be delivered to the beneficiar millions of themetance shall be delivered to the beneficiar	able to the latter; all ry as soon as insured;	collection insurance	policies or compensation	r awards for	any taking or damage of
the drastie shall had he any reason to procure any	such insurance and to	waive an	default of notice of del	aun nereanae	
AND OF ANY DOCKY OF PREAMER FOR	The emount	- 1:	. Upon default by grante	r in payment agreement h	of any indebtedness sect ereunder, the beneficiary i
ollected under any methods secured hereby and in su	ch order as beneficiary	event the	beneficiary at his election	n may procee	d to loreclose this trust deed
ny part thereof, may be relault or notice of default here	under or invalidate any	advertise	nent and sale. In the latt	er event the l	cneficiary or the trustee i ice of default and his electronic
set done purmant to mell morners free from construction	n l'ens and to pay all	to sell 1	he said described ical p	Topenty to a	t to a site of the five the
advinet and property before any punt and promptly	deliver receipts therefor	thereof a the man	er provided in ORS 86.74	0 to 86.795.	he advertisement and
to beneficiary; sectors the granters or other charges pay	able by grantor, either	then all trustee	or the trustee's sale, the	grantor or c	ther person so privileger
make made payment, and, with interest at the rate set f	orth in the note secured	ORS 80	e entire amount then due	under the te	rms of the trust deed and
trust deed, shall be adone of any rights arising from	breach of any of the	enforcing	the amounts provided by	law) other t	han such portion of the
		the dela	uit, in which even un is		-
coversation methods described, as well as the grantor, every herminderkoe described, as well as the payment of autors extend that livey are bound for the payment described, and all user payments shall, at the 0 out matter, and the monpayment thereof instructions.	due and payable with- ption of the beneficiary.	1	4. Otherwise, the sale sha	ll be held on sale or the	the date and at the time time to which said sale
resulter all mores secured by that deed.	sums including the cost	be post	narcel or in separate par	els and shall	sell the parcel or parce
of risks search as well as the united this obligation and	trustee's and attorney's	shall de	perty so sold, but without	any covenar	t or warranty, express o
twee actually incurrent in and defend any action or p	roceeding purporting to	plied. 1 of the	ruthluiness thereoi. Any	person, exclusion	ling the trustee, but incl sale.
actuar in processing econome of the deed, to pay all	costs and expenses, in-	shall at	5. When trustee sells put oly the proceeds of sale	o payment o	(1) the expenses of sal
chading evidence of this and the sentioned in this paragrap, amount of attorney's tens mentioned in this paragrap, and in the event of an appea	h 7 in all cases shall be I from any judgment or	cluding attorney	(2) to the obligation su	cured by the	trust deed, (3) to all pe
ducree of the true count, a reasonable as the benetic	ay such som as the ap- iary's or trustee's attor-	deed as surplus.	recorded liens subsequent their interests may appea if any, to the grantor or	to his succes	r of their priority and (4 sor in interest entitled to
It is constably agreed that:	monarty shall be taken	surplus.	16. For any reason perm	itted by law	beneficiary may from the
symbol the right of assessed domain of the any ported	n of the monies payable	SUCCESS	r trustee appointed hered	ee, the latter	shall be vested with all
as compensation for sale tarents, expenses and allorney's	tees necessarily paid or	nowers	and duties conferred up ler. Each such appointment and executed by benefici	on any trust at and substit ary, containin	te nerem named or app ution shall be made by w g reference to this trust
applied by if first upon any ter courts, necessarily p-	aid or incurred by bene-	and its Clerk	ter. Each such appointment ent executed by benefici- place of record, which, or Recorder of the county		a al the successor truster.
lichary of such performing, and the second state own expension and grander adress, at sta own expension with entry succession as shall be pecessary	in obtaining such com-	shall b	e conclusive proof of prop 17. Trustee accepts this	er appointmen trust when	this deed, duly executed ovided by law. Trustee
persectation, promptly upon and from tame to time upon	written request of bene-	acknow obligat	e conclusive proof of prop 17. Trustee accepts this ledged is made a public of to notily any party he of any action or procee of any action or procee	eto of pendin ding in which	g sale under any other de grantor, beneficiary or t
ticiary, payment of all lead and primary ances, for cances endorsement in case all full reconveyances, for cances the ladulity of any person for the payment of the i	llation), without affecting indebtedness, trustee may				-
the liability of any prime to the positive of the finite her NOTE. The four Deed list provides that the fourier her ar sevengs and lean estacotome authorised to do busin property of this source, in subsidiaries, afflicates, agents	eunder must be either an ess under the laws of Or or branches, the Un ¹⁴ ed S	attorney, w regon or the tates or any	ho is an active member of United States, a title insu agency thereof, or an escra	the Oregon S ance company w agent license	authorized to insure title t ad under ORS 696.505 to 69
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The grantor	OVanaet	ficiary and those claiming under him, that he is l as a valid, unencumbered title thereto
Tully seized in fee s	covenants and agrees to and with the bene imple of said described real property and h	1188
	described real property and h	as a valid
		and, unencumbered title thereto
that he will want	trant and forever defend the same against	
	derend the same against	all personst
		whomsoever.
(a)* primarily for	that the proceeds of at	
(D) for an organiz. purposes.	ation, or (even if dranto, household or advinct	he above descrit
This deed applies ; fors, personal repulies ;	nts that the proceeds of the loan represented by a grantor's personal, family, household or agricultu ation, or (even it grantor is a natural person) are to, inures to the benefit of and binds all perti- bet	the above described note and this trust deed are: ral purposes (see Important Notice below), for business or commercial purposes other than agriculture hereto, their heirs, legatees, devisees, administrators, execu- thall mean the holder and owner, including pledgee, of the struing this deed and whenever the coming pledgee, of the
contract secured hereby w	ves, successors and assigns. The terms all parties	bergte (1)
IN WITNESS	the leminine and the neuter, and the	shall mean the holder and sevisees, administrates
* IMPORTANT MAR	HEREOF, said grantor has been	ral purposes (see Important Notice below), for business or commercial purposes other than agricultural hereto, their heirs, legatees, devisees, administrators, execu- stall mean the holder and owner, including pledgee, of the other includes the plural. his hand the day and year first above written.
mer applicable; if warmeter,	by lining out when	is hang the dayland use it
beneficiary MUST comply with	by lining out, whichever warranty (a) or (b) is) is applicable and the beneficiary is a creditor the Truth-in-lending Act and Regulation Z, the this instrument is to be a FIRST lien to furned Stevens-Ness Form	the vear first above written.
the purchase of a doubt	this instrument Regulation by making Z, the	e c num
of a dwelling use Stevens Man	this instrument is to be a FIRST lien to finance a Stevens-Ness Form No. 1305 or equivalent; Form No. 1305 or equivalent; Form No. 1306, or equivalent. If compliance	aron S. Braden March J. Braden
	gord this notice.	Aron S. Braden
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