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77444 THIS TRUST DEED, made this	27th day of	July	, 19	87 , between
THIS TRUST DEED, made this DOROTHY J. ZIEGENHIRT	Z(til day of	•••••		***************************************
DOROTHY J. ZIEGENHARE	AT 157 AMAMU COUNTY	•••••		Trustee, and
	cer areamy ('()) N'I'Y			

as Grantor, MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY , as Trustee, and

RAYMOND E. DILLON and BARBARA J. DILLON, husband and wife as Beneficiary,

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property inKlamath......County, Oregon, described as:

The W1 NEt NEt of Section 6, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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 tents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the profits the purpose with a supplier of the pu

SUM of EIGHTEEN THOUSAND SEVENTY-NINE AND 34/100 ---sum of ______Dollars, with interest thereon according to the terms of a promissory note of even date berewith, payable to benediciary or order and made by grantor, the final payment of principal and interest hereof, if

The above described real property is not currently used for agriculture. To protect the security of this trust deed, grantor agrees; 1. To protect, preserve and maintain said property in good condition and repair; not to teneove or demolish any building or improvement thereon; not to commit or permit any watte of said property. Good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor, the said property of the property of t

tions and eventions saltesting said property; if the beneficiary Commerpion Gode as the bereticiary may require and to poil ling same in the
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the ling offices or searching agencies as may be deemed desirable by the
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mow other hazards as the henclicary and made the little of the latter; all
and succommended to the beneficiary and public to the latter; all
offices of insurance shall be delicious to procure any such insurance and
if the kantor shall fail how the procure the same at grantors be applied by henclicorol of the same at grantors and the applied by hencliorder of the procure the same at grantors be applied by hencliorder of the procure of the same at grantors be applied by hencliorder of the procure of the same at grantors are applied by hencliorder of the procure of the same at grantors are applied by hencliorder of the procure of the same at grantors are applied by hencliorder of the procure of the same at grantor of the applied by hencliorder of warm of the procure of the grantor. Such application or release shall and
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officer of the such notice.

To keep said premises free from construction lens and to pay all for
the procure of the

(a) convent to the making of any map or plat of sail property; (b) join in graning any easement or creating any restriction thereon, (c) join in any subordination or other agreement affecting this deed or the lieu or charge thereof; (d) reconveys agreement affecting this deed or the lieu or charge thereof; (d) reconveys are may be described as the "person or charge the person reconveyance may be described as the "person exception to the property. The state of the property of the state of the property of property of the p

ney's lees upon any indebtedness secured hereby, and in such order as beneficiary may determine.

collection of most rents, issues and profits, or the proceeds of the and other insurance policies or compensation or awards for an stand, shall not sure reportly, and the application or release thereof as aloresad, shall not sure or wave any death or notice of detault beteamder or invalidate any act done pursuant to such notice.

If Upon default by krantor in pasment of any indebtedness secured bereby immediately due and washle, in such an declare all sums secured hereby immediately due and washle, in such an declare all sums secured hereby immediately due and inclose this trust deed in equily may an most-field not may proceed to forchose this trust deed in equily man a most-field not the truster shall adverted and cause to be recorded his written process default in this election to sell the said described teal property to sell the said described teal property to sell the said described to sell the said to trust deed in the sell of the sell the sell to the sell the sell to the sell to the sell the

the manner provided in ORS 86.713 to 86.735.

13. After the trustee has communical inreclosure by advertisement and sale, and at any time prior to 3 days before the date the trustee conducts the sale, the granter or any other present to privileged by ORS 86.753, may cure the default or defaults. If the default emissis of a failure to pay, when due sums secured by the trust deed, the default may be cured by paying the sum secured by the trust deed, the default may be cured by paying the note then be due had no default, the default may be cured by paying the hold of the default of the cure of the present of the present of the default of the default that is capable the default of the default of the cure of the present of the default of the defaults the person effecting the cure shall pay to the beneficiary and expenses actually incurred in enforcing the obligation of the trust deed together with trustee's and attorney's less not exceeding the amounts provided by law.

14. Otherwise, the sale shall be held on the data and contributed to the defaults.

together with trustee's and attorney's fees 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 be used to the time of the sale of the time of the property either may sell paid to the highest bidder for each, payable at the time of sale. Trustee auction to the highest bidder for each, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as sequenced by an conveying shall deliver to the purchaser its deed in form as sequenced by an conveying of the truthfulness thereof. Any person, excluding the trustee, but including the granter and beneficiary, may purchase at the sale.

15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expense of sale, may all apply the compensation of the trustee and a resonated charge by trustees attorney. (2) to the obligation secured by the trust died, (3) to all oresons attorney. (2) to the obligation secured by the trust died, (3) to all oresons the sale.

15. When trustes may appear in the order of their procetty and (4) the surplus, if any, to the grantee or to his subsequent interest entitled to such surplus.

surplus, if any, to the granter or to his successor in interest entitled to such surplus.

16. Beneficiary may from time to time appoint a successor or successor to any trustee named became or to any suscessor trustee appointed became to the successor trustee, the latter shall be seeked as what all title, powers and duties conferred upon any trustee became named or assumed becamen executed by beneficiary, and substitution shall be made to scritten instrument executed by beneficiary, which, when recorded in the mortrage records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

of the successor trustee.

17. Trustee accepts this trust when this deed, duly executed and acknowledged 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 granter, benefiting or trustee trust or of any action or proceeding in which granter, benefiting 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 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 laws 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 estrow agent licensed under CSS 606 505 to 696.535.