of the successor trustee. 17. Trustee accepts this trust when this deed, duly executed and technowledged is make a public record as provided by law. Trustee is not trust or of any action or proceeding in which grantor, beneficiary of 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 co 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, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

pellate court shall adjudge reasonable as the beneliciary's or trustee's attor-ney's lees on such appeal. It is mutually agreed that: 8. In the event that any portion or all of said property shall be taken under the right of terminent domain or condemnation, beneliciary shall have the right, if it so event that any or condemnation, beneliciary shall have the as compensation low taking, which are in excess of the monies payable to pay all reasonable uch taking, which are in excess of the monies payable incurred by grantor such proceedings, shall be paid for energies and applied by it first upon any reasonable costs and expenses and entorney's lees, ficiary in such proceedings, and otts, and the bulance applied upon the indebteness and execute such instruming a shall be necessary in obtaining such actions 9. At any time and presention in the indebteness endorsement (in case of full recovery and payment of this idebteness and present in the endorse and presentation of this deed and the indebteness ficiary negament of its fees and presentation of this deed and the indebteness and execute such instruming in the payment of this deed and the indebteness and executes any time and presentation of this deed and the indebteness the liability of any person for the payment of the indebteness. (results and the liability of any person for the payment of the indebteness. (results and the liability of any person for the payment of the indebteness.)

Join in executing work intercents pursuant to the Unitorn Commer-proper public office or offict, as well as the cost of all lien searches made beneficiary. The provide and continuously maintain insurance on the buildings and such other hemainds as the used as the cost of all lien searches made beneficiary. To provide and continuously maintain insurance on the buildings and such other hemainds as the used premises against loss or damage by lite an amount not less than \$ "A light pelicity may from tions or damage by lite an amount not less than \$ "A light pelicity may from tions or damage by lite comparies accordable to the used product of the used of the liter," all it the granter shall fail for any risson to procure any such insured insured of any policies to the beneficiary at least filtern days prior to the and to the beneficiary may procure the same of procure any such insured insured of any policy of insurance 'any' at least filtern days prior to the amount of any policy of insurance 'any' at least filtern days prior to the amount of any policy of insurance 'any' at least filtern days prior to the amount of any policy of insurance 'not character placed on said buildings, calacter under any fire or other 'humarse policy may be applied by dimini-tic beneficiary may procure the same of denuit hereunder or invalidate any any determine, or at option ol-beneficiary any be levied or assessed upon or charge become past due or delinquent form construction liets and to pay all adainst said providing faintor thil to make payment of any faintor, to beneficiary may providing baneficiary supplied by faintor, either by direct payment previding the material and faints, and to pay all adainst said previding baneficiary may, at its option in the sole sacued trust deed, without in the obligation described in at forth in the nole source the beneficiary to by providing baneficiary supplied by faintor and the amount so, beneficiary may, at its option in the bound is the additin the root payment shell as the faintor is fare

To protect the security of this trust deed, grantor agricu To protect the security of this trust deed, grantor agrees: and repair; not to renerve or dimolish any building or improvement thereon: 2. To complete any waste of said property in good and workmanike destroyed thereon, and pay waste of said property in good, and workmanike destroyed thereon, and pay waste of said property in good, and workmanike destroyed thereon, and pay waste of said property in good and workmanike destroyed thereon, and pay waste of said property if the beneficiary over 3. To complete any for the said property if the beneficiary or requests, to cial Code as the beneficiary waste and to any for thing same in the by films officers or searching allencies as may be deemed desirable by the beneficiary. 4. To provide and continuously maintain insurance of the beneficiary to provide and continuously maintain insurance of the beneficiary the provide and continuously maintain insurance of the beneficiary the provide and continuously maintain insurance of the beneficiary the provide and continuously maintain insurance of the beneficiary the provide and continuously maintain insurance of the beneficiary the provide and continuously maintain insurance on the basis of the beneficiary.

FORM No. 381

note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, it not sooner peid, to be due and payable <u>Der.terms of Note</u>, 19. 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 be sold, conveyed, asigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or The cheve described real property is not currently used for egricultural, timber or grazing purposes.

note of even date herewild, payable to beneticiary or order and made by grantor, the timal payment of principal and interest hereof, if

-TRUST DEED. OX MTC-18336K AW PUB. CO., PORTLAND, OR 78285 TRUST, DEED Voi MOT Poge 14888 THIS TRUST DEED, made this ______ day of _______ June, 19.87..., between as Grantor, MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY CTOLK V. JASON HILTON & Ivonne V. Hilton, Husband & Wife as Trustee; and CON 18 BONRY BONRY BONRY COMMENSA as Beneficiary, 100 012314 Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in _____Klamath____County, Oregon, described as: VRSmith men Lot 9 in Block 5 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the 19.27 official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon an output an antitud for a two out out that work a manual and way be an internation

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, and at any time prior to 5 days before the date the trustee conducts and sale, the frantor or any other person so privileged by ORS 86.753, may cure sums secured by the trust deed, the default consiste of a failure to pay, when due, sums secured by the trust deed, the default may be cured by paying the not then be due at the time of the cure other than such portion as would being cured may be cured by tendering the default that is capable of obligation or trust deed. In any case, in definition to curing the default and expenses actually incurred in enforcing the obligation of the trust deed by leaving incurred in enforcing the obligation of the trust deed by law.

and expenses actuary matrice in choose the comparison of the intermediate system with trustees 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 be postponed as provided by law. The trustee may sell which said sale may in one parcel or in separate parcels and shall sell the said property either by law. The trustee may sell which said sale may in one parcel or in separate for cash, payable at the farcel or parcels at the farcel or parcels at the farce of the time the said property either by law. The trustee may sell which said sale may in one parcel or in separate for cash, payable at the farcel or parcels at the farce of the time by law. The trustee shall be conclusive provided by law. The trustee shall be conclusive provided by the proceeds at the sale.
5. When trust thereoil. Any purchase at the sale.
6. Sub including the trustee and a trustee, but including the trustee, but including the compensation of the trustee is to pay much as at the sale.
6. Sub of the same of the trustee and at the sale conclusions at the sale conclusions of the same sells pursuant to the provided herein, trustee is the decorded lies to payment of (1) the expenses of sale, individing the trustee is the same provided herein, trustee adding apply the proceeds of sale to payment of the trustee by trustees of sale the sale trustee is the trustee of the trustee shall be conclusions accured by the trustee trustee in the trustee shall be apply in any, to the faranter or to his successor in interest entitled to such autoplus.
16. Beneliciary may from time to time appoint a successor or success-

16. Beneliciary may from time to time appoint a successor or successor 16. Beneliciary may from time to time appoint a successor or successors under. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred and subsitution shall be made by written instrumeder. Each such appointment which, when recorded in the mortsfage records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

Illurel, imber or grazing purposes.
(a) consent to the making of any map or plat of said property: (b) join in subordination or other adreement allecting this deed or the line in any thereoir (d) reconvey, without warranty. all or any part of the property. The property is any reconvey and the recitable of any matters or lacks that the recitable of any matters or lacks that the property. The property is provided warranty all or any part of the property. The property are may been of the recitable of any matters or lacks that the recitable of the truthulness thereoir. The been been any except of the truthulness thereoir, beneticary may at any of the industred part of the archivers of the any provided by a court, and without regit to the adquary of any security for issues and prolins, including those past due and unpaid, and apply the same due of prolins, including those past due and unpaid, and apply the same first any determine.
Issues and prolins, including those past due and unpaid, and apply the same provers and the application or such recitable or any dating the advertice of any factored as decrement. It is now marks for any taking or damage of the any determine.
Issues and the application or released hereby, and in such order as decrement of such notice.
Interport of allow the detail by draintor in payment of any indebtedness secured declare all sums performance of any pay adment hereunder, the beneficiary may at the detail by draintor in payment of any adaptive the same due to bar hereinder wards for any taking or damage of the and other secure hereby immediately due and payable. In such order as the proceed of the bar addiate any act does and the same due to the bar addiate any indebtedness secured declare at such notice.

			<u>14090</u>
The grantor covenants and agrees to fully seized in fee simple of said describer. In	end with the baref	ficiary and those cl as a valid, unencu	aiming under him, that he is law- mbered title thereto except.
fully seized in fee simple of said described r Trust Deed recorded on August 17; Clameth County, Oregon, in favor o and that he will warrant and forever deten	of Klamath 1st	Federal Saving	s & Loan Association
and that he will warrant and forever at an	 L. L. L. L. MANNELL, MANNE	I have seen that with a many provide the set of the many provides the set of	The other as the product of the product of the statement
 Control of the second statement of the se	An	્યું છે. પ્રે પ્રે પ્રે પ્રે પ્રે પ્રે પ્રે પ્રે	- Alexandro de la construcción de la construcció
The grantor warrants that the proceeds of the (a)* primarily for grantor's personal, family (TBY Ter Yak Defaat Window Kark Person M Eve of Part	te loan represented by, or household purposes	the above described no cese Important Notice	te and this trust deed are: below),
This deed applies to, inures to the benefit of personal representatives, successors and assigns. The	ol and binds all parties he term beneficiary sha	s hereto, their heirs, le all mean the holder an ine this deed and when	gatees, devisees, administrators, executors,
gender includes the territories and the insuce, and in the insuce, and in the insuce, and its	rentor has hereunto	udes the plural.	ay and year first above written.
* INFOILTANT NOTICE: Dalets, by lining out, whichover, not applicable, if warranty (a) is applicable and the bar as such word is defined in the Truth-In-Lending Ac) a beneficiary MUST comply with the Act and Regulation disclesures; for this purpose use Stevent-Ness Form 10.	ind Regulation Z, the by making required 1319, or equivalant.	DAVID EUGENE	CABLSON
Listiciance with the Act is not required, disrogard this if compliance with the Act is not required, disrogard this list her signer of the above to be exponention.	 TOTICOLLY BUSICES (P) (P) Mary PS (P) (P) (P) (P) P (P) (P	ે પ્રાપ્ય પ્રાપ્ય કરે છે. આ ગામમાં પ્રાપ્ય કર	
STATDOF OREGON	ss. to the Coun	OF OREGON, ity of	}ss.
Augunt 10 - 1087 by	19		
Kusti Ci Keli (SEAL)	r Oregon Notary I	Public for Oregon mission expires:	(SEAL
An increase a second	REQUEST FOR FULL E	RECONVEYANCE allons have been paid.	in angles dati sela akar na kana dati sela dati sela dati sela dati se sela dati se sela dati se sela dati se s Registrati sela dati se
TO: The property of the second of a property of the second	and the provides in the second	Nevalue dana dana dana 1999 ang papatèn dana 1996 ang papatèn dana	going trust deed. All sums secured by sau f any sums owing to you under the terms
trust deed have been fully paid and satisfied. It said trust deed or pursuant to tratute, to cance herowith together with said trust deed) and to re herowith together with said trust deed) and to re	el all evidences of inde convey, without warran	obtedness secured by nty, to the parties de	and Amust dood (which are delivered to yo
ostato now held by you unlose in second held by held by you unlose in second held by you unlose in second held by held	and module and the	of and all flammes inco	or himaire acardina cana anali ia comis
De not loss or destroy this Trust Deed OR THE NUTE	witch it accures. Both must	be delivered to the trustee	Beneficiary for cancollation before reconveyance will be made.
TRUST DEED	the office of	22 bha Councy S	TATE OF OREGON,
DAVID EUGENE CARLSON	ADDITION 10 1	а сц. 321 О	I certify that the within instrume ras received for record on the 19th day August
(Laugor Liver out pi) Courts Pill	ISPACE RE	RENED CALLS IDA ISERVED I R	t: <u>11:00</u> o'clock <u>M</u> , and record n book/reel/volume No. <u>M87</u> page 14888 or as fee/file/insti- ment/microfilm/reception No. 7828
Y. JASON HILTON	HETLOU RECORDE	F conits	Record of Mortgages of said County. Witness my hand and seal County affixed.
AFTER RECORDING RETURN TO MOUNTAIN, TITLE COMPANY, OF KLAMATH, COUNTY		e;::\$9.00	velyn Biehn, County Cle
76365	<u> </u>	, UaxU	E. The second