STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 9720 MTC 18008-P 17000 M81 Page FORM No. 881—Oregon Trust Deed Series—TRUST DEED TRUST DEED (2.05 79453) (2.05 7945) ., 19.87 between September GTHIS TRUST DEED, made this 18th day of September 19.54, between B. P. BONDS, OLA W. BONDS, BETTY B. CRUTCHFIELD & TERESA L. HARDIN, not as tenants B. P. BONDS, OLA W. BONDS, BETTY B. CRUTCHFIELD & TERESA L. HARDIN, as Trustee, and in common but with the right of survivorship. as Trustee, and as Grantor, MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY FOREST PRODUCTS FEDERAL CREDIT UNION HI DOOK (FROM Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property as Beneficiary, in DoKlamath County, Oregon, described as: The W_2^1 N¹/₂ of Lot 19, EXCEPT The East 65 feet thereof and the W¹/₂ of Lot 20, EXCEPT the East 65 feet thereof, Block 7 ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. On our state as not an our state OF the LIGER Misses is such as a pay where is a approximation and the source 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 fixtures 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 sum of EIGHT THOUSAND FIVE HUNDRED TWELVE AND 72/100-Dollars, with interest thereon according to the terms of a promissory (\$8,512.72) note of even date herewith, payable to beneticiary or order and made by grantor, the tinal payment of principal and interest hereof, if 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 <u>payable</u> <u>per terms of note</u> <u>19</u>. The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note of a payable. In the event the within described property, or any part thereot, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary. Inter, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or there, shall become immediately due and payable. The chove described real property is not currently used for agriculturel, timber or grazing purposes. <text><text><text><text><text><text><text><text> stell, timber or grazing purposes.
(a) consent to the making of any map or plat of said property; (b) join in any dranting any essented. For creating any restriction thereon; (c) join in any future of the said of the property. The standard of the property of the said of the truthulmess thereoil, ess than \$5.
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collection of such rents, issues and prolits, or the proceeds of the angle of the application or renave thereunder or invalidate any act done property, deall or notice of the truthered as aloresaid, shall not cure or invalidate or notice of detault hereunder or invalidate any act done protection and the second or invalidate any act done in equily, as a mortiging of the truthere in any advertisement and so be recorded his written matice of default and his election the beneficiary at so for other the proceed to relate the beneficiary at the entries and property in the indeterdness secured in the indeterdness does the truthere and the proceed to elocide the truthere beard as aloresaid, shall not cure or invalidate and as the probe the manner provided in ORS 86.735 to 86.795. 13. After the trustee has commenced foreclosure by advertisement and alse, and at any time prior to 5 days before the date the trustee conducts the sale, the dramt or any other person so privileged by ORS 86.753, may cure the detautor of elaulits. If the detault consists of a lailure to pay, when due, the detautor of detaults. If the detault consists of a lailure to pay, when due, the detautor detaults. If the detault consists of a lailure to pay, when due, the detautor of the trust deed, the cure other than such phatias capable of entire amount due at the time of courred. Any other detault that is capable of being ation or trust deed. In any case, in addition to curing the detault on obligation or trust deed. In any case, in addition to curing the detault of detaulty incurred in enforming the obligation of the trust deed long there such the trust deed and enforces the trust deed together with trustees and attorney's fees not exceeding the amounts provided together. The trust deed and the trust deed to the trust deed to the amounts provided to the trust deed to the trust deed to the trust deed to the the trust deed and the enforce the trust deed to the trust deed to the the trust deed and the trust deed to th together with trustee'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 designated in the notice of sale or the time to which said sale may place designated in the notice of sale or the time to which said sale may be postponed as provided by law. The trustee may sell said property either in one to the highest bidder for each, payable at the time of sale. Trustee successful or in "expanse parcels and shall sell the parcel, sale. Trustee shall depend to the burchaser its deed in form as required by law conveying shall property so sold, but without any coverant or warranty, express or im-shall property so sold. Successful any coverant or warranty, express or im-life trusthulness thereol. Any person, excluding the trustee, but including of the truthfulness thereol. Any purchase at the sale. 15. When trustee sells pursuant to the powers provided herein, trustee the grantor 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 expenses of sale, in-cluding the correct of sale to payment of (2) the expenses of sale, in-stationey, (2) to be a subsequent to the interest of the trustee and having recorded there is subsequent to the interest of the trustee in the trus-having recorded thereis may appear in the order of interest entitled to such surplus, if any, to the grantor or to his successor in interest entitled to such surplus. surplus, it any, to the frantor or to his successor in interest entitled to such surplus. 16. Beneliciary may from time to time appoint a successor sors to any trustee named herein or to any successor trustee appointed herein under. Upon such appointment, and without conveyance to the sourcessor trustee, the latter shall be vested with all title, powers and duties conterred trustee have a substitution shall be water or appointed hereinder the executed by beneliciary, and substitution shall be most@Age records of the county or counties in which, when recorded in the most@Age records of the county or counties in which he property is situated, shall be conclusive prool 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 notily any party hereto of pending state under any other deed of trust or of any action or proceeding in which drantor, beneficiary or truster shall be a party unless such action or proceeding is brought by trustee. ust be either on attorney, who is an active member of the Oregon State Bar, a bank, trust company r the laws of Oregon or the United States, a title insurance company authorized to insure title to rea hes, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585

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	This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executed hereby, whether or not named as a beneficiary herein. In construing this deed and whenever, including pledgee, of the construing this deed and whenever the context.
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	Section dereby, whether or not named assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the co gender includes the terminine and the neuter, and the singular number includes the plural. IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written. IMPORTANT NOTICE: Delete, by lining out, whichever warranty (o) or (b) is $\sqrt{B R}$
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