Vol. MR Page: 17332 жын **79674** си заово Les: 20 TRUST DEED OK ilitibl ACO EL CUNINO REUR EVEL BITO 28TH day of JULY VALIDAD SERVICES 19:287 pobetiveen County either. LUIS A. VINIEGRA AND JUANITA E. VINIEGRA MALUETS WA DEVas Trustee, and Kecord of Mortgages of send County CHOONG KIL KIM AND JUNG JA KIM ment microlital reception 110 1223 RECORDER: E USE WITNESSETH: as Beneficiary, Grantor irrevocably grants, bargains, sells and conveys to trustee in trust; with power of sale, the property Lot 2, Block 6, Tract 1093 Pinecrest, according to the Official Map thereof on file in the Office of the County Clerk of Klamath County Oregon Oregon in KLAMATH County, Oregon, described as: OTENIST DEED So mer love or deriver this then Deed the MOIS which frequent some as delibered to the harder to consentrate and received

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 lixtures 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 FIVE THOUSAND TWO HUNDREDD

sum of FIVE THOUSAND TWO HUNDREDD

sum of even date herewith, payable to beneficiary or order and made by, grantor, the final payment of principal and interest hereof, if and payable to be the content of the debt secured by this instrument is the date, stated above, on which the final installment of said note to be a 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 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, assigned or allenated by the grantor without first having obtained the written consent or approval of the beneficiary soltions positions and obtained the written consent or approval of the beneficiary option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, shall become immediately due and payable, and only appropriate the maturity of the debt security of this trust deed, grantor agrees:

(a) consent to the making of any map or plat of said property; (b) join in To protect the security of this trust deed, grantor agrees:

(a) consent to the making of any map or plat of said property; (b) join in

To protect the security of this trust deed, grantor agrees;

To protect preserve and maintain said property in good condition.

I. To protect, preserve and maintain said property in good condition and repair, not to remove or demolish any building or improvement thereon;

of to cummit or permit any wante of said property.

N. T. To bompleke lick restore promptly and in good and workmanlike the protection of the complete lick restore promptly and in good and workmanlike the property building or improvement which may be constructed, damaged or destroyed therecomply with due all costs incurred therefore damaged or destroyed therecomply with dull laws; bridinances, regulations of the constructed and the protection affecting said property; if the beneficiary work as due to proper putting such imaging statements pursuant to the Uniform Commercial Codes at the beneficiary may seguire and to poi for illing same in the proper puttic officer, as well as the cost of all lies esarches made proper puttic officers or searching denotes, as may be deemed desirable by the beneficiary.

destifyed, intercenting, with all (laws) bridinances, regulationary which extensish, 16 in 18 in

maying obtained the written consent to the maturity dates expressed therein, or unment, irrespective of the maturity dates expressed therein, or important to the making of any map or plat of said property; (b) join in any casement or creating any restriction thereon; (c) join in any casement or creating any person to the property. The thereol; (d) proconvey, without warranty are any part of the property. The thereol; (d) proconvey, without warranty electibed as the "person or persons be conclusive, proof, of the principle of the property. The thereol; (d) proconvey, without warranty electibed as the "person or persons legally entitled thereto, and the property and the property of the property of the property of the persons had been conclusive, proof, of the property had be conclusive, proof, of the property of the persons had been conclusive, proof of the property of the property of the persons had been only and the persons had been only and the persons had been only the model of the property of the indebtedness hereby secured, enter upon and or otherwise collect the rents, error or any part thereol, in its own madue and unpaid, and apply the same, its contained to the property of the indebtedness hereby secured, enter upon and or otherwise collect the rents, error or any part thereol, in its own madue and unpaid, and apply the same, its contained to the property of the property and profits, including the property of the property of the property of the property and the application or release there of as aloresaid, shall not cure or property, and the application or release there of as aloresaid, shall not cure or property, and the application of release the property of the property

surplus. If any, to the grantor or to his successor in interest entitled to such surplus.

16. Beneliciary may from time to time apoint a successor or successor; to any trustee named herein or to any successor trustee appointed herein for the successor trustee, the latter shall; be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, 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 grantor, beneficiary or trustee shall be a party unless such action or proceeding in brought by trustee.

ney, who is an active member of the Oregon State Bar, a bank, trust companions the United States, actitle insurante company, authorized to heave title to vector any agency thereof, or an escow agent illcensed under ORS 696.505 to 696.585 NOTE: The Trust Deed Act provides that the trustee hereunder must be either an or savings and loan lossociation authorized to do business under the lows of Origonal property of this state, its subsidiaries, affiliates, agents or branches, the United St

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personal representatives, successors and as secured hereby, whether or not named as sender includes the	benefit of and binds all parties hereto, signs. The term beneficiary shall mean a beneficiary herein. In constitute shall	their, heirs, legalees, devisees, administrators, executors, the holder and owner, including pledges, of the contract seed and whenever the context so requires, the masculine plural, whenever the context so requires, the masculine plural.
		the holder and owner, including pledges, of the contract seed and whenever the context so requires, the masculine plural support the context so requires, the masculine plural support the day and year first above written.
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<b>Description</b>		Beneliciary
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TRUST DEED		
STEVENI NESS LAW PUB. CO. PONTLAND ORE TU	e Office of the County	STATE OF OREGON, County of Klamath
1At 9 RIOCE 6 Truct	093 Pinecrest, accor	l certify that the within instrument was received for record on the 23td day
Granter irrevocably grants, bar	thins, sells and conveys to truste	of September ,19.87
as Beneficiarly, Cumtor	FOR	in book/reel/volume Noon page17332 or as fee/file/instru
as Granton CHOONG KIL KIN AND JUNG G	RECORDER'S USE	ment/microfilm/reception No. 79674;  Record of Mortgages of said County.
Beneficiary AFTER RECORDING RETURN TO	TA E. VINIEGRA	Witness my hand and seal of County affixed.
TICOR HITLE INSURANCE COMPANY TO EL CAMINO REAL EAST #110	28TH day of	Evelyn Biehn; County Clerk
MOUNTAIN VIEW, CA 94050  ATTN: SUSAN TROVATO	Fee: \$940031 DEED	By Don Smile Deputy
FORM No. 801—Chegon Trust Deed Selles—TAUST DEED.	417(-13712-1211)	The second secon