20398

17. Trustee accepts this trust when this deed, duly executed an acknowledged is made a public record as provided by law Trustee is no trust or 10 any action or proceeding in which grantor, beneficiary or trustee is a party unless such action or proceeding is brought by trustee. NOTE: The Trust Deed, Act provides that the trustes thereunder, must be either an artigmey, who is an active member, of the Oregon State Bar, a bank, trust company or savings and foon association authorized to do business under the four of Oregon or the United States or all for all four or all four company authorized to insure title to real property of this state. Its subsidiaries, offiliates, agents or branches; the United States or any agency thereof, or an errow agent licensed under ORS 696.505 to 696.585. trustee

Surplus, it any, to the granter or to his successor in interest entitied to succ surplus. 16. Beneliciary may from time to time appoint a successor or succes-ors to any trustee harmed herein or to any successor trustee appointed here-trustee, the latter shall be vested with all title, powers and due so converse upon any trustee herein named or appointed hereunder. Each such sopointed herein and subsitution shall be wested with all title, powers and such appointment which, when recorded in the more graph of the successor trustee is beneficiary, which, when recorded in the more dor such appointment which, the property is situated shall be conclusive proof of proper appointment of the successor 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-shall apply the proceeds of sale to payment of (1) the expenses of sale, in-stituters, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust surplus, ill any, to the drantor or to his successor in interest entitled to such surplus.

Operator, with trustees and attorney's lees not exceeding the amounts provided by law. [4]. 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 postponed as provided by law. The trustee may sell said property either caucion to the highest bidder, for, cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed, payable at the time of sale. Trustee the program is the purchaser its deed, payable at the time of sale. Trustee the program is the time of a provided by any covenant or warranty, express or im-of the truthulness thereol. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

the manner provided in ORS 66.735 to 86.795. 13, Aller, the trustee, has commerced loreclosure by advertisement and sale, and all any time prior to 5 days before the date the trustee conducts the the grantor or any other persons privileged by ORS 86.753, mey and the grantor or any other persons of a lailure to pay, when due the default or defaults. If the default consists of a failure to pay, when due and any the strust, deed, the default by be cured by paying the mount due at the time of the default may be cured by paying the the default or defaults. If the not the default may be cured by paying the entity of the strust, deed, the default of the strust portion as would be the default of default and the cure shall be default the default of default the interval deed. In any case, in additornance required under the defaults. The jurget default may be first default and the default onto the defaults are default and the cure aball pay of the beneficiary all costs together, with trustes, and allorney's less not exceeding the amounts provided by law. 14. Otherwise, the safe shall be held on the data and the strust deed the former default and the safe shall be held on the strust deed the safe and the safe shall be held on the start default and the safe shall be held on the safe shall be held on the safe shall be the safe shall be

Ifural, timber or grazing purposes.
(a) consent to the making of any map or plat of said property: (b) join in subordination or other adversarial any restriction thereon; (c) foin in any inhereol; (d) reconver, without all converts the described as the "percent of the percent of t

Boneticiesi,

339.90

way techned for record on the second day of

Tearly in I in within any growth

. Læ

ss due and payable. The above described real property is not currently used for agriculfural, timber or grazing purposes.

<text><text><text><text><text>

esture user, user of the respect to some spectration of the teconomic and appurtenances and all other rights thereunto belonging or in anyw, now or hereafter appertaining, and the rents, hereditaments and appurtenances and all other rights thereunto belonging or in anyw, tion with, said-real estates and the rents, issues and profits thereof and all littures now or hereafter attached to or used in conner FOR THE Estates of waters to called the second action of second and all littures now or hereafter attached to or used in conner

18

DVLED:

Lot 12;"Block"6, Klamath Falls Forest ESTates Highway 66 unit 1, Klamath County: Oregon FI) 2LVIE OF OSECOW on loss, or dealers, this fails (been as the Mate which is seconds, dam must be delivered on

FORM No. 881-1-Oregon Trust Deed Series

2OK

as Beneficiary, Lakewood. Cal. 90713 2333 Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in 2011 Klamath 1011 Louis County, Oregon, described as:

as Grantor) (Aspen/Title and Escrow, Inc. as Grantor) [[[Aspen]] 1100 and Escrew. Inc. 220 Realvest Inc. D.B.A. Sierra Construction, A Nevada Corproation, as Trustee, and

Vol. M87 Page THIS TRUST DEED, made this 10 day of September Oscar Samuel Perez and Helen Muir Perez , husband and Wife 20397 -, 19.87 ., between

81411 TRUST DEED Repericien

-TRUST DEED (No restriction o

	20398
fully seized in feetsimple of said describ the required of the property bureau and the second examination of the transmission of the second transmission of the transmission of the transmission bureau and the second of the bureau and the second of the transmission of the bureau and the second of the second of the bureau and the second of	a proment and ready the set of the
And instruction with warrant, and to reveal the second state of the second state second state second states and the second states	A the bound of the second seco
The grantor warrants that the proceeds on (a)* primarily for grantor's personal, tam (b) for an organization or (even it gran	the loan represented by the above described note and this trust deed are: if or household purposes (see Important Notice below); for is a natural person) are for business or commercial purposes.
personal representatives, successors and assigns, secured hereby, whether or not named as a bene gender includes the teminine and the neuter, and	grantor has hereunto set his hand the day and year first above written.
as such word is defined in the Truth-In-Lending Act beneficiary 'MUST'comply with the Act' and Regulati disclosures; for this purpose use Stevent-No2d Form N If compliance with the Act is not required, disregard for the signer of the above is a corporation, use the form of actoweledgement opposite.]	and Regulation Z, the OSCAL Scall Cell Ferez on by making required 6: 1319, or equivalent. fils notice.
State of <u>California</u> County of <u>Los Angeles</u>	On this the _24_day ofSeptember 19_87, before me, S. <u>Valerie R. Roybal</u> the undersigned Notary Public, personally appeared Oscar. Samuel Perez and Helen Muir Perez
OFFICIAL SEAL VALERIE R. ROYBAL NOTARY FUBLIC : CALIFORNIA PRINCIPAL OFFICE IN LOS ANGELES COUNTY My Commission Exp. Oct. 21, 195	to be the person (\$) whose name (\$) <u>is</u> subscribed to the
herewith together with said trust deed) and to re-	conveyance and documents to
De not lose or destroy this Trust Deed OR THE NOTE	Beneficiary
TRUST DEED FOR THOMAN STATES (STATES) STEVENE NESS LAW PUE CO. PONTAND. ORE OSCAT LAND. Helen Perez COMUL 6323 Henri- Lee States Comuted ward	Line strate drifts project to a strategy with of the second strategy and the s
Santa Monica, Calt 90402/15 Est	MALMEZZUAN atO'clockM, and recorded SPACE RESERVED in book/reel/volume No on FOR page or as tee/file/instru- TSY_CONSER'S USE,
AFTER RECORDING RETURNED SIJE	Cley White Perez histing and the Party is the former of the Party is the former of the Party is

. 0

GI

69266

DO NOT DESTROY THIS NOTE: When paid, this note, with Deed of Trust securing same, must be surrendered to Trustee for cencellation before reconveyance will be made.

NOTE SECURED BY DEED OF TRUST (INSTALLMENT - INTEREST INC

\$ <u>8218.97</u> <u>Los_Angelés</u>	20399
In installments as herein stated, for value received, I promise to pay to Collionia September 1 Construction, <u>A Nevada Corporation</u>	10 <u>19.87</u>
Santa Monica, Cal. or where designated Eight Thousand Two hundred Eighteen 97/100	
er annum; principal and interest payable in installments of Ninety and and an Interest payable (12%)	
och <u>Calender Month</u> First	
ach <u>Calender Month</u> <u>First</u> <u>First</u> <u>Garage and UV/100</u> <u>First</u> <u>First</u> <u>Garage</u> on the <u>First</u> <u>Garage</u> of <u>Garage</u> <u>First</u> <u>Garage</u> <u>First</u> <u>Garage</u> <u>Garage</u> <u>Garage</u> <u>First</u> <u>Garage</u> <u>Garage</u> <u>Garage</u> <u>Garage</u> <u>First</u> <u>Garage</u> <u>Garag</u>	day of

crued interest shall become due and payable. time the unpaid prinsipal balance

Osear Samuel Perez

Helen Muir Perez

7 County Clerk

THIS FORM FURNISHED BY SAFECO TITLE INSURANCE COMPANY 78NI 12/78 STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of _____ Realvest Inc. of <u>November</u> A.D., 19 87 at 8:31 o'clock A M., and duly recorded in Vol. 10th Mortgages day of _ M87 _____ on Page _____20397_ Evelyn Biehn,

By

FEE \$15.00