mic. 19457-P	STEVENS-NESS LAV	PUB. CO., PORTLAND, OR 97204
HORAN Ha. 881-Gregan Times Dovel Section-TRUST DEED. MTC. 1945-1		3953 (B)
or 85448 TRUST DEED V	n. 1088 Pa	3ge9ge
THIS TRUST DEED, made thisday of	<u>)</u>	, 19.88 , between
THIS TRUST DEED, made this		
DONALD R. WHITAKER & ROSEMARY WHITAKER, husband and wife		, as Trustee, and
MOINTAIN TITLE CONFANT OF		98 (148 e
AS Grantor, HOGHANDER & BETTY L. BRUNER, husband and wife or SU	urvivor	
WAYNE J. ERUNER & EDITI L. DROMARY MADE	States and states and	n an an Anna a Anna an Anna an

~---L as Beneficiary,

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

The Westerly 65 feet of Lot 1 in Block 5 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the West 5 feet thereof conveyed to Klamath County for road purposes in Voluem M65 at page 216, Microfilm Records of Klamath County, Oregon.

Tax Account No. 3909-2BC-2800

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.

with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the

WE of THENTY SIX THOUSAND EIGHT HUNDRED AND NO/100-

herein, shall become immediately due and payable. To protect the security of this trust deed, grantor agrees: i. To protect, preserve and maintain said property is good condition and repair not to remove or demoinh any building or improvement thereon; and repair not to remove a demoinh any building or improvement thereon; and commute a remove a demoinh any be constructed, damaged or destroyed, hereon, and pay show due it costs incurred therefor. To complete or improvement which may be constructed, damaged or destroyed, bueson, and pay show due it costs incurred therefor. To complete site and provide and and costs incurred therefor. destroyed is the barroom attaction of the destroyed therefore or the costs, cost-int in ersecting such barroom statements pursuant to the Unitorn Comme-rate there as the barroom statement pursuant to the Unitorn Comme-rate costs of the searching statement pursuant to the Unitorn Comme-rate there as the barroom statement and the source of all the searches made by filling attacts or searching denoise any be deemed desirable by the beneficiar.

Code as the basedscary may require and to pay for tiling same in the proper public officer or starchard services and to pay for tiling same in the basedscary may equivalent to a starchard service of all lien searches made by filling difference or searchard services and to prove the searches on the said premises against loss or damage by the basedscary.
A. To provide and continuously maintain insurance on the buildings are another both the searches and the president line or damage by the president of the based on the said premises against loss or damage by the based on the said premises against loss or damage by the president of the based on the said premises against loss or damage by the president of the based of the beneficiary with loss payable to the latter; all companies accordance that be delivered to the beneficiary at loss of the president of the second on an insured; policy of ansurance new or hereatter placed on asid buildings, take the policy of ansurance new or hereatter placed on asid buildings, take the policy of ansurance new or hereatter placed on asid buildings, take there appoint on the based intervent of the entire amount to collected, or new part there are application to beneficiary to on any indebtedness secured bereat policy on or release shall be according to not the and promptly deliver takes and to pay all the based secure and prometer. Such application or release shall are assessed upon any details or notice of delawit thereware or any said of the factor take to ack hours or notice of an and the pay all the second and the second there are part of and to pay all the second of the second of the second of and there are and the second of and there are and to may the second on any take and there any and the second and promptly deliver takes and there are and the second any takes at the real as a dotter there and any takes at there and any takes at there are another and to pay all the second any takes at the real are thered of the second any takes and there optime to the bes

It is mantually afreed that: It is mantually afreed that: It is mantually afreed that: It is not be even that any portion or all of said property shall be taken under the right of innerent domain or condemnation, beneficiary shall have the under the right of the require that all or any portion of the monies payable right, if it is a more that have, which are in eccess of the mories payable as compensation nables costs, expenses and attorney is for no beneficiary and incurred by first or any portion any reasonable costs and expension and attorney's feet, applied by it into under applicate courts, necessarily paid or into indeficiences licitary on such proceedings, shall be paid to more the indeficiences licitary on such granter and the balance applied uso the indeficiences insured between the shall be necessary in obtaining such com-pendation, promptly upon beneficiary in request. S. At any persons these and pressentiation of this deed the note bene-ficiency, promotion of this payment of the payment of the indeficiences (and the note of the treat and pressentiation of this deed at the note in-the application is the to the payment of the indeficiences and execute mostly upon these backing in to the opponent of the indeficiences and executes mostly upon these there and pressentiation of this deed and the note bene-being promotic case of hill recovery more, for cancellation), without atlicting when indefinity of any person for the payment of the indeficiences, truster more (b) join in

granting any essement or creating any restriction thereon; (c) join in any subordination or over, without warranty, all or any part of the property. The thereoi! (d) recorrecyance may be described as the "prevent perform grantee in any thereto," and the recitals therein of any matters or lacts shall legally entitle proof of the truthulness thereoi. Trutter's sees for any of the services menioned in this paragraph shall be not less than \$5. The truthul proof of the truthulness thereoi. Trutter's sees for any of the services menioned in this paragraph shall be not less than \$5. The uthout notice, either in person, by agent or by a science or be ap-time without notice, either in person, by agent or by any security for pointed by dness hereby secured, enter upon and take powerise collect the tents, ery or and profits, including those past due and unpid, and apply the same, less costs and expenses of operation and collection, including reasonable attor-less is and expenses of operation and collection, including transmets at sev-ing any part thereds, in its own name sue or onlid, and apply the same, and profits, including those past due and unpid, and apply the same, is any may determine. 11. The entering upon and taking possession of said property, the collection of such rents, issues and profits or the proceeds of lire and other interact policies or compensation or awards for any taking or damage of the pursuant to such notice. 12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agterment hereunder, time being of the hereby or in his performance of any agterment and/one payable. In such any event the beneficiary at his election may partoceed to foreclose this trust deed year entities motice of default here burne any other right or avent at law or motiging or direct the trustee to pursue any other right or avent the beneficiary which the trustee to pursue at the trust end lit the time and pale of alle, give notice thereot as then required by and protery to sati

fix the time and place of sale, give notice thereof as then required by law and shoreed to loreclose this trust deed in the manner provided in ORS 36.735.
13. After the trustee has commenced loreclosure by advertisement and alse, and at any interpret of days before the date the ruster conducts the sale, and at any interpret of days before the date the ruster conducts the sale, and at any or any other person so privileged by ORC and S.J. may cure alse, the drand challers. If the default consists of a failer of algorithm. If the default consists of a failer of a shore of the date is any other person so privileged by ORC and y paying the sums second due at the time of the default consists of a failer of a shore of the trust deed. The default consists of a failer of a shore of the trust deed. The default consists of a failer of the default consists of a failer of the default consists of a failer of the default occurred. Any other person would entire anount due at the time of the default consist of a failer of the default of the trust deed. In any case, in addiction of the funct deed. In any case, in addiction of the failer and the trust deed by taw.
14. Otherwise, the sale shall be held on the date and at the time and place designated in the poice of sale for the time to which said sale may place designated in the poice of sale for the shall be pay of the and the time of sale. The point of the higher bidder for cash, payable at the time of sale. There is a shall be for the shall be point or the higher bidder of any matches at the sale. The form any sequence of the point without any covenant or warranty, expression or pieled. The percender by law converses at the sale.
14. Otherwise, the sale shall be proved athe provided by taw.
14. Otherwise the default of any pe

surplus, it any, to the grantor or to his successor in interest entitled to such surplus. 16. Beneliciary may from time to time appoint a successor or aucces-sors to any trustee named herein or to any successor trustee appointed here-under. Upon such appointment, and without covers and duites conterted to a substitution shell be vested with all hereunder. Each such appointment under substitution shell be made by written instrument executed by beneliciary, which, when recorded in the mortgage records of the county or counties in which, the property is situated, shall be conclusive proof of proper appointment of the successor trustee. If the accepts this trust when this deed, duly executed and acknowledded is more applied record as provided by law. Trustee is we

of the successor trustee. A state of the successor trustee, 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 is brought by trustee.

HOTE: The Trust Deed Act provides that the succes benunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or survings and loan association authorized to do business under the lows of Oregon or the United States, a title insutance company authorized to insure title to real property of this sacte, 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. 3954

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The grantor covenants and agrees to and w	rith the beneficiary and those claiming under him, that he is law- operty and has a valid, unencumbered title thereto
(4) Send M. Send M. Samer, "A set of a send of the second set of the second se Second second seco	na zana je u prva stalo po poslava zanačno do 2000 razi 2000 razi 2000 razi 2000 razi 2000 razi 2000 razi 2000 Razi 2000 razi 2000 Razi 2000 razi 2000 r Razi 2000 razi 2000 r Razi 2000 razi 2000 Razi 2000 razi 200
and that he will warrant and forever defend the	same against all persons whomsoever.
(b) for an break and break	and persony are not basiness of contributive basis by contributive basis of the security of th
	as hereunto see his hand the day and year light above written.
IMPORTANT MOTICE: Delete, by lining out, whichener warranty (a net orgalicable; if warranty (a) is applicable and the beneficiary is as much word in defined in the Truth-in-Lending Act and Regulari beneficiary HUST camply with the Act and Regularitien by making disclosures; for this purpose use Stavas-Ness Form No. 1319, or a if campliance with the Act is not required, disregard this notice, the distribution of the shows is a corporation.	e creditor Donald R. Whitaker
<pre>comp to the text of activity and a specify.) comp to the text of activity and a specify. comp to the text of a specify. comp to the text of a specify and a specify a speci</pre>	
STATE OF OREGON.	STATE OF OREGON,
County of Klamath	County of
This listingent was acknowledged before me on	This instrument was acknowledged before me on

. . .

DATED: _____

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TO:

(If the signer of the above is a corporation,	Rosemary Whitaker
	(c) A set of the se
STATE OF OREGON,	STATE OF OREGON,
County of Klamath	County of
This listiument was acknowledged before me on	This instrument was acknowledged before me on
Donald R. Whitaker & Rosemary	19, by
hitedr	
Jamola Spence Notary Public tor Oregon	
	Notary Public for Oregon
My commission expires: 8-16-86	My commission expires: (SEAL)

REQUEST FOR FULL RECONVEYANCE

To be used only when abligations have been paid.

Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed of pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herswith together with said trust doed) and to recorvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail recentreyance and documents to

Beneficiary

ೆಗಳು ಗೋರ್ಯಾಟಿ ಬ್ಲೇಟಿಟ್ ಸಾಹ್ಯ ಸಚಿ ಗ್ರೀಯಾಗಿಕ ಸಂಸ್ಥೆ ಕನ್ನಡ ಸಂಸ್ಥೆಯಿಂದ ಸಂಸ್ಥೆ ಸಂಸ್ಥೆಯಿಂದ ಸಂಸ್ಥೆ ಸಂಸ್ಥೆಯಿಂದ ಸಾಹಿತ ಸ 9. ಜಿಲ್ಲೇ ಅಧ್ಯೇ ಅಧಿಕಾರಿ ಸಂಸ್ಥೆಯಲ್ಲಿ ಸಂಸ್ಥೆಯಲ್ಲಿ ಸಂಸ್ಥೆಯಿಂದ ಸಂಸ್ಥೆಯಿಂದ ಸಂಸ್ಥೆಯಿಂದ ಸಂಸ್ಥೆಯಲ್ಲಿ ಸಿರಿಯಾಗಿದೆ. ಸಂಸ್ಥೆಯ 2. ಜಿಲ್ಲೇ ಅಧ್ಯೇ ಅಧಿಕಾರಿ ಸಂಸ್ಥೆಯಲ್ಲಿ ಸಂಸ್ಥೆಯಲ್ಲಿ ಸಂಸ್ಥೆಯಿಂದ ಸಂಸ್ಥೆಯಿಂದ ಸಂಸ್ಥೆಯಲ್ಲಿ ಸಿರಿಯಾಗಿ ಸಿರಿಯಾಗಿದೆ.

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TRUST DEED	lin fur office of the Gu Frither (Gutter Line of the Frither (Gutter Line of the	County of Klamath }ss.
Donald R. & Rosemary Whitaker 3915 Redondo Way Klamath Falls, OR 97603 Granter Mayne J. & Betty L. Bruner 1848 Kane St.	[문헌 24년 1년 1년 11 년 2011년 20	I certify that the within instrument was received for record on the
Klamath Falls, OR 97603 Beneficiery AFTER RECORDING RETURN TO	2 ol 2 vette genin Marganis (molenke entre)	Record of Mortgages of said County. Witness my hand and seal of County affixed.
MOUNTAIN TITLE COMPANY	18021 DEED Pee: \$10.00	Evelyn Biehn, County Clerk

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