PORTLAND, DR. 87204 PUBLIBHING CO Whilm88 Page /-13782. FAM No. 881-1—Oregon Trust Deed Series—TRUST DEED [No restriction on assignment]. AT 108 13 01 AG 18312 169 213'00 TRUST DEED SOLUTION TRUST DEED, made this 17th day of May AGTAD PIGHD , 19:88.005 befween CHRISTIAN R. REDOUIN; an unmarried man, as Trustee, and as Grantor, MOUNTAIN TITLE COMPANY, an Oregon corporation, BON-STATINER BADER (1997) WITNESSETH: Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property as Beneficiary, Courty of Marath 485. I gently that the notion aparts Lot 51, Block 41, Tract 1184, OREGON SHORES UNIT #2; FIRST ADDITION, in the County of Klamath, State of Oregon. OREGON SHORES "THIS INSTRUMENT, WILL NOT ALLOW USE OF THE PROPERTY DESCRIPED IN THIS INSTRUMENT IN VIOLA-TION OF APPLICAPLE LAND USE LAW AND REGULA-TIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES." gender me to bound letters may recent with a me 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 SOUTHTEREN (THOUSAND, AND, NO / 100 sum of THIRTEEN THOUSAND AND NO/100 ______ Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneticiary or order and made by grantor, the final payment of principal and interest hereof, it not sooner paid, to be due and payable <u>10 years after recordation of the Deed of Trust</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 becomes due and payable. sum of THIRTEEN THOUSAND AND NO/100 ----2 ural, timber or grazing purposes.
(a) consent to the making ol any map or plat of said property; (b) join in any draming any casement or creating any restriction thereon; (c) join in any draming any casement or creating any restriction thereon; (d) join or other directed any restriction thereon; (d) is properly. The thereoil (d) reconvey, without warranty, all other as the "person or percenter any be described as the percenter and the dual to real the stand standard and the percenter and any and the application and calculate or any part thereol, in its own name sue of otherwise collect the renter as store-less and prolits, including those past due and ended on, including reasonable attracted as thereol and prolits, including those past due and prolets, and any and otherwise and prolits, or the procession of said property, the "11.1 The entering issues and prolits, or the procession of as a percenter and percenter any percenter any percenter and taking possesion of said property, the "instrume policies or percenter and thereol any indebtedness secured hereols, and in such order as beneficiary may determine issues and prolits, or the process of admage of the instrume policies or policital or norice as due and payable. to above described real property is not currently used for agricultural, timber or grazing purposes. The above described real property is not currently used for agricul To protect the security of this trust deed, grantor agrees: I. To protect, preserve and maintain said property in good condition. I. To corpice or demolish any building or improvement thereon; and repair; not to remove or waste of said property. To complete improvement which may be constructed, damaged or thestroyed thereon, and puy when due all costs incurred thereon; and repair (statistic property). To complete improvement which may be constructed, damaged or thestroyed thereon, and puy when due all costs incurred therefor. To complete improvement which may be constructed, damaged or to statistic property if the statistic property is the statistic present statistic statements pursues, to be uniform constructed form and restrictions altering said property. If the provide statements pursues, to form and restrictions altering statements pursues, and to the Uniform Computer in the stal Code as the beneliciary may require and cost of all lien searches make portion golficer or searching agencies, as may be deemed desirable by the by filing ollicer or searching agencies, as may be deemed desirable by the beneliciary. becomes au The distroyed thereon, min with all laws, ordinant, it he beneficiary so releasance of the provide and requires in a substant to the Units amount of the Units and in the second state of the provide and requires and to pay to the insurance of the provide and continuously, maintain insurance on, the building of the provide and continuously, maintain insurance on, the building of the provide and continuously, maintain insurance on, the building of the provide and continuously, maintain insurance on, the building of the provide and continuously, maintain insurance on, the building of the provide and continuously, maintain insurance on, the building of the provide and continuously, maintain insurance on, the building of the provide and continuously, maintain insurance and the provide and the provide provide provide and the provide provide and the provide Insufance poincies of components is a status for any annual the status of any annual poincies of components of the status of the the default, in which event all foreclosure proceedings shall be dismissed by 14. Otherwise, the sale shall be hid on the date and at the time and 14. Otherwise, the sale shall be hid on the date and at the time and place designated in the notice of sale or the time to which said sale may line one parcel or in separate, parcels and hall self the parcel or garcels at auction to the highest bidder for cash, payable at the time of sale. Trustee hall delive to sold, but without any care of tasks and the trustee, but including of the trustee of the parchaser its' deed, in ore warranty, express or hall delive to sold, but without any care of tasks and be conclusive proof the property to be but without any care of tasks and be conclusive proof the grantor, and beneficiary, may purchase at the sale. Shall apply, the proceeds of sale to payment of the sapeness of sale, in-stormer, (2) to the obligation secured by the truste edd, (3) to all perons attormey, (2) to the subsequent to the interest of the trustee in the farm having recorded heasts may appear in the order of the truste entitled to such head the interest may appear in the order of the interest of the farm of the frantor or to his successor in interest entitled to such surplus, it any, to the grantor or to his successor in interest entitled to such surplus, it any, teason permitted by law, beneficiary may from time to the surplus of the grantor or to his successor in interest entitled to such surplus. deed as their interests they appear to his successor in interest entitled to such surflus, it any, to the grantor or to his successor in interest entitled to such introduction in the successor of successors to any trustee named herein or to any impose the successor of successors to any trustee named herein or to any impose the successor of successors to any trustee herein or to any impose and duites contervaled. Upon such appointed with all title powers and duites contervalence, the latter shall be made by written hereunder. Each successor dupon any trustee herein be office of the County instrument executed which when recording the office of the County instrument executed which, when record which the property is situated. Clerk or Recording proof of proper appointment of the successor trustee shall be conclusive proof of proper appointment by and on the successor trustee is a public record as more this deed, duly executed is not obligated to my action or proceeding in which france, beneficiary or trustee trust or of any action or proceeding in which they trustee is not 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 Oregan. State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregan or the United States, a title Insurance company authorized to business under the laws of Oregan or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

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