herein, shall become immediately due and payable. To protect the security of this trust deed, grantor agrees: To protect, preserve and maintain said property in good condition and repair, not to remove or demove of administry building or improvement thereon, into commerce or demove of administry building or improvement thereon, memore into the termove of administry building or improvement thereon, thereon, and pay when due all holds may be constructed, damaged or be conclusive the security with all laws, outpress, reductions, continues the conclusive tions, and restrictions attecting said property. If the benelicitary versus to to other of the or electric security and the pay to filling and the conclusive tion a restrictions attecting sate require and to pay to filling and the concent and the indebtedness by lifting officers on satching agencies as may be deemed desirable by the the indebtedness 4. To provide and continuously maintain insurance on the buildings.

NOTE: The Trust Deed Act provides that the trustee hereunder: must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust compony or savings and loan association authorized to do business under the lows of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 666.585.

surplus, il any, to the grantor or to his successor in interest entitled to such surplus. 16. Beneficiary may from time to time appoint a successor or succes-under the latter shall be vested and without conveyance appointed here-trustee the latter shall be vested and all title, poures and dulies conferred and substitustee herein named by sprinted hereunder. Each such appointment which, whithin shall be made by sprinted hereunder. Each such appointment which then recorded in the more state instrument executed by contines in of the successor is situated, shall be conclusive proof of proper appointment 17. The successor is strument and a provided by law. Trustee is and obligated to motif any party hereto of pending sender by other deed is of trust or of any any party hereto of pending sender by trustee.

logether, with trustees and attorney's fees not exceeding the amounts provided by law. I. 4. Otherwise, the sale shall be held on the date and at the time and be postponed as provided by the trustee may set such said sale may in one parcel or in separate law. The trustee may set such said sale may shall deliver to the purchaser for cash, payable at the parcel or parcels at that deliver to the purchaser for cash, payable at the inneed or parcels at shall deliver to the purchaser for cash, payable at the inneed or parcels at the postporty so sold, but without any covenant or warring by law conveying of the truthulness thereoi. Any person, excluding the trustee, but including the denote and beneficiary, my person, excluding the trustee, but including the stantor and beneficiary purchase at the sale. (The sees or in-shall apply the proceeds of sale or the powers provided herein, trustee cludin apply the proceeds of sale or the interest of (1) the scomers of sale. The scomers at subsequent of (1) the trust the day furstees surplus, if in the franter or to his successor in interest entitled to such law. 16. Beneficiary may from time to time appoint a successor or succes-

Attrament, irrespective of the maturity dates expressed therein, or Attrament, irrespective of the maturity dates expressed therein, or Attractional and the application of the application of the result of the property is the application of the second and the result of the application of the second and the result of the application of the second and the second the se

The one even one nerewin, payaole to be deligation of order and made by grantor, the final payment of principal and interest hereol, it not sooner paid, to be due and payable and per terms of note and made by grantor, the final payment of principal and interest hereol, it The date of maturity of the debt secured by this instrument is the date, stated above, on which the linal installment of said note becomes due and payable. In the event the within described property, or any part thereol, or any interest therein is sold, agreed to sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary. There is not and payable. The debt secured by this instrument, irrespective of the maturity dates expressed therein, or protect the security of this trust deed drantor narrow.

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 protits thereot 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 113, 460, 50)

Klamath Falls, OK 97601 Chanton Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property intaram Klamath County; Oregon, described as: Lot 19 in Block 18 of HILLSIDE ADDITION to the City of Klamath Falls, according to the Lot 19 in Block 18 of HILLSIDE ADDITION to the City of Alamani fails, according to official plat thereof on file in the office of the County Clerk of Klamath County, Oregon: NEL DEED Tax Account No.: 3809-28BB-8400 De not tare of Street, fue from Deed DS INE MOLE which it excerts both mouth

DAVID B. SELBY & WENDY J. SELBY, husband and wife as Grantor, MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY IRENE STEINBERG as Beneficiary, ADER A TIS

19.88 19....., between

., as Trustee, and

lst

MTC-19939 P MONUTHIS TRUST DEED, made this _____

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ESC 25100 TRUST DEED

July

Vol_88_Page10382

ORM No. 881—Oregon Trust Deed Series—TRUST DEED.

The grantor covenants fully seized in fee simple of s	and agrees to and with the be aid described real property an	10383 preficiary and those claiming under him, that he is law- I has a valid, unencumbered title thereto EXCEPT prior Affairs, recorded in Volume Wide
Nortgage in favor of a Volume M76, page 1976	Department of Veterans'	Thas a valid, unencumbered title thereto EXCEPT prior Affairs, recorded in Volume M76, page 333 Klamath County, Oregon.
and that he will warrant and	forever defend the same again	Klamath County, Oregon.
1	pates statement without the temperature of the statement	ist all persons whomsoever.
	R CON GENERAL STREET, AND	dina Anan ako seta ana ana ana ana ana ana ana ana ana a
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The grantor warrants that the (a)* primarily for grantor's pe (b) by the second second second second	Proceeds of the loan represented by ersonal. family or household purpose	the above described note and this trust deed are:
This deed applies to, inures to	o the benefit of and the benefit	an of Eddinger System and the System
secured hereby, whether or not name gender includes the leminine and the	and assigns. The term beneficiary sha ad as a beneficiary herein. In constru- neuter and the second second second second second second second second neuter and the second second second second second second second second second second	s hereto, their heirs, legatees, devisees, administrators, executors, all mean the holder and owner, including pledgee, of the contract ing this deed and when the contract
IN WITNESS WHERE	OF, said grantor has hereunto	set his hand the day and year first above written.
not applicable; if warranty (a) is applicab	ble and the beneficiant (a) or (b) is	X Device & M.
beneficiary MUST comply with the Act ar disclosures: for this	Lending Act and Regulation Z, the	David B. Selby
the componence with the Act is not required,	disregard this notice.	XIIIInda (What has
(If the signer of the above is a corporation, use the form of acknowledgement opposite)	Aller in another to an approximate the set of the set o	Wendy J. Setby
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This institution was acknowled	그 문화 영양 영양은 영상 문화 가슴이 있는 것 같은 것 같아. 전 것 같아.	of
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and a state of the second	roughes in presentation discout	sion expires:
THE PARTY PARTY FRONT TO A THE CARE AND A	REQUEST FOR FULL RECON	WEYANCE
······································	Trustee	
rust deed have been fully paid and satis	er and holder of all indebtedness sec isfied. You hereby are directed on a	ured by the foregoing trust deed. All sums secured by said
tate now held by you under the same.	and to reconvey, without warranty,	ness secured by said trust deed (which are delivered to you to the parties designated by the terms of said trust designated by the terms of said trust design to you to you the terms of said trust design the terms of the terms of said trust design the terms of terms o
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	IE NOTE which it secures. Both must be deliv	ered to the trustee for concellation before reconveyance will be made.
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OK TRUST DEED OILIGTET FORM No. 1881 POIL ON POTEVEND.NESS LAW FUELCO. FORTLANDIDEN DAVID. Bail SELBY & WENDY J. 1941: Del Moro Condyly Minutel (Klamath. Falls, OR. 97601 Bongurul) Grant Irene Steinberg	TIL THE OFFICE OF FOR	STATE OF OREGON, STATE OF OREGON, Ss. Ss. StA of WIGHT I certify that the within instrument was received for record on the lstday of
CALL CT AT A CALL OF COMPARISON OF COMPAREMENT OF C	TIL IN THE OLLICE OL F MOT C VDDILION TO THE C SELBY NEAD CONTACT OF DAY NO. SHE DAY CONTACT OF SPACE RESERVED FOR RECORDER'S USE	STATE OF OREGON, If County of Klamath }ss. Th or Litche I certify that the within instrument was received for record on the lst. day of July, 19.88., at 3:22 o'clock R.M., and recorded in book/reel/volume No. M88on page 10382or as fee/file/instru- ment/microfilm/reception No. 88851
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