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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.

SOME FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the AND ON THE PURPOR PURPOSE OF SECURING PERFORMANCE OF EACH AND ON THE PURPOR PURPOSE OF SECURING PERFORMANCE OF EACH AND ON THE PURPOR PURPOSE OF SECURING PERFORMANCE OF EACH AND ON THE PURPOSE OF SECURING PERFORMANCE OF EACH AND ON THE PURPOSE OF SECURING PERFORMANCE OF EACH AND ON THE PURPOSE OF SECURING PERFORMANCE OF EACH AND ON THE PURPOSE OF SECURING PERFORMANCE OF EACH AND ON THE PURPOSE OF SECURING PERFORMANCE OF EACH AND ON THE PURPOSE OF SECURING PERFORMANCE OF EACH AND ON THE PURPOSE OF SECURING PERFORMANCE OF EACH AND ON THE PURPOSE OF SECURING PERFORMANCE OF EACH AND ON THE PURPOSE OF SECURING PERFORMANCE OF EACH AND ON THE PURPOSE OF SECURING PERFORMANCE OF EACH AND ON THE PURPOSE OF SECURING PERFORMANCE OF EACH AND ON THE PURPOSE OF THE PURPOSE

note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, it not sooner paid, to be due and payable per terms of Note with a final payment of principal and interest hereof, it have a final payable. 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. 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 becomes due and payable. In the event the within described property, or any part thereof, or approval of the beneficiary, sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, sold, conveyed, assigned or alienated by the grantor without first having obtained above, on which the timal installment of principal and interest hereof, if

The date of Haatley becomes due and payable. In the event the within described property, or sold, conveyed, assigned or alienated by the grantor without first have then, at the beneficiary's option, all obligations secured by this instrument then, at the beneficiary's option, all obligations secured by this instrument, at the beneficiary's option, all obligations secured by this instrument, at the beneficiary's option, all obligations secured by this instrument of the property in good condition. The property is constructed, and a such a property in good condition and repair; not to remove or demolish and property, and in good and workmanlike and repair; not to remove or demolish and property.

2. To complete or promptly and in good and workmanlike manner any building for improvement which may be constructed, damaged or manner any building any when due all costs incurred therefor overants, conditions and restrictions allecting said property; in that to the Uniform Commercion in executing such linancing statements put the proper public office or offices, as a such as the cost of all lien searcher made proper public office or offices, as a such as the cost of all lien searcher made proper public office or offices, as a such as the cost of all lien searcher made proper public office or offices, as a such as the cost of all lien searcher made proper public office or offices, as a such as a such as the property of the publicity of the cost of all lien searcher made proper public office or offices, as a such as a such

It is mutually agreed that:

8. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, it it so elects, to require that all or any portion of the monies payable right, it is so elects, to require that all or any portion of the monies payable ray and property of the monies payable of the payall reasonable costs, expenses and are necessarily paid or incurred by grantor in such proceedings, still be paid to beneficiary and inputed by it first upon any reasonable costs and expenses and aftorney's fees, applied by it first upon any reasonable costs and expenses and aftorney's fees, applied by it first upon any reasonable costs and expenses and aftorney's fees, applied by it first upon any the bilance applied upon the indebtedness secured, hereby; and grantor agrees, and the bilance applied upon the indebtedness and exceute such instruments and the conversation, promptly upon beneficials of request.

P. At any time and from time to time upon written request of beneficiary, payment of its fees any presentation of this deed and the role for endorsement (in case of full reconveyances, for cancellation), without affecting endorsement (in case of full reconveyances, for cancellation), without affecting the liability of any person to the payment of the indebtedness, trustee may the liability of any person to the payment of the indebtedness, trustee may the liability of any person to the payment of the indebtedness, trustee may the liability of any person to the payment of the indebtedness, trustee may the liability of any person to the payment of the indebtedness, trustee may the liability of any person to the payment of the indebtedness, trustee may the liability of any person to the payment of the indebtedness the liability of any person to the payment of the indebtedness the liability of any person to the payment of the indebtedness the liability of any person to the payment of the indebtedness the liability of any person

granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement altecting this deed or the lien or charge subordination or other agreement altecting this deed or the lien or charge subordination or other agreement altecting this deed or the lien or charge subordination or other agreement altecting this deed or the lien or charge subordination or any reconveyance may be described an the "person or persons to the property. The thereto: (d) reconveyance may be described and the "person or persons to the property of the conclusive proof of the truthfulness thereoi. Trustee's lees for any of the conclusive proof of the truthfulness thereoi. Trustee's lees for any of the conclusive proof of the truthfulness thereoi. Trustee's lees for any of the conclusive proof of the truthfulness thereoi. Trustee's lees for any of the conclusive proof of the truthfulness thereoi. Trustee's lees for any of the property of the indebtedness hereby secured, enter upon and by a receiver to be appropried by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and endeath and apply the same, issues and prolits, including those past due and ortherwise collect the rents, issues and prolits, including those past due and ortherwise collect the rents, issues and prolits, including those past due and ortherwise collection of such rents, issues and prolits, or the proceeds of lire and other insurance policies or compensation or and taking possession of said property, the insurance policies or compensation or awards for any taking or damage of the insurance policies or compensation or release thereof as altoreaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

1.1. The netering upon and taking possession of said property, and the application or release thereof as altoreaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done upon any an

and expenses actually incurred in enforcing the obligation of the trust deed together with trustee's, and afformey's less not exceeding the amounts provided by law. 14. 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 in one paced or in separate parcias, and shall sell the parcel or parcels at in one paced or in separate parcels, and shall sell the parcel or parcels at auction to the highest, bidder, for cash payable at the time of sale. Trustee auction to the purchaser its deep coverant or warranty, express or implied. The recitals in the deed of any matters of lact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

15. When trustee sells pursuant of the powers provided herein, trustee shall apply the proceeds of sale trustee and a reasonable charge by trustee's saltoney. (2) to the obligation secured by the trust deed, (3) to all persons aftorney. (2) to the obligation secured by the trust deed, (3) to all persons aftorney. (2) to the obligation secured by the trust deed, (3) to all persons aftorney. (3) to the grantor or to his successor in interest entitled to such surplus. If any, to the grantor or to his successor in interest entitled in such surplus. If any trustee named herein or to any successor trustee appointed hereof trustee, the latter shall be wested with all title, powers and dute content upon any trustee herein named or appointed hereunder. Each such appointment, and without conveyance to the country or counties in which the property is situated, shall be conclusive proof of proper appointment which when recorded in the mortgage records of the country or counties in the which when recorded in the mortgage records of the country or counties in the other conclusive proof of proper appointment of the successor trustee.

and substitution shall the mortgage records of the county of which, when recorded in the mortgage records of the county of which the property is situated, shall be conclusive proof of proper appointment 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 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.

NOTE: The Trust Deed, Act provides that the truster hereunder must be either an attorney; who is an active member of the Oregon State Bar, a bank, trust company 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 696.505.

	none	nple of said described real proper	the beneficiary and those claiming under his a valid, unencumbered title then	11
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Order No.: 20069-K

EXHIBIT "A" LEGAL DESCRIPTION

LOTS 15, 16 and 17, Block 12, of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof, on file in the office of the Klamath County clerk, Klamath County, Oregon, EXCEPTING THEREFROM that portion of Lot 15 conveyed to L.N. Haines, et ux by Volume 89 at page 61, Deed Records of Klamath County, Oregon, to wit:

All that part of Lot 15, Block 12 of Hot Springs Addition to Klamath Falls, Oregon described as follows: Beginning at a point in the Northerly line of said Lot 15 located by two courses from the Northwest corner of Lot 17 of said Block 12, to wit: East along the Southerly line of the alley 63.61 feet to the beginning of the curve; thence North 88 degrees and 19' East 11.27 feet to the point of beginning; thence South 2 degrees 17! East 45.8 feet; thence South 19 degrees 58' West, 10.3 feet; thence South 2 degrees 8' East along the Easterly side of a concrete curb 65.5 feet to the Southerly line of said Lot 15 at a point 78.35 feet East along the Northerly line of Alameda Avenue from the Southwest corner of the said Block 12; thence Easterly along the Southerly line of the said Lot 15, 45 feet to the Southeast corner of said Lot 15; thence Northerly along the lot line between Lots 14 and 15, 120 feet to the Northeast corner of Lot 15; thence Westerly along the Northerly line of said Lot 15, 24.89 feet to

Tax Account No.: 3809-029DD-04100

STATE OF OREGON: COUN	NTY OF KLAMATH: SS.			
Filed for record at request of	f Mountain Tit1	e Co.	n 14th	
of	A.D., 19 88 at 9:05 Mortgages	o'clock A.M., and d	luly recorded in Vol. MR	day
FEE \$18.00		Evelyn Biehn	County Clerk	