	ust Deed Series—TRUST DEED	TRUST D	ED	e norm	
THIS TR	UST DEED, made	this10	v ofAugust		, 19 <u>.88</u> , between
, PLTRICIA	A. BARDEL	ROW, INC., An Orego RAL CREDIT UNION			as Trustee, and
HIGHLAND	COLLASION				
as Beneficiary,	-revershiv grants.	WITNES: bargains, sells and conve county, Cregon, described	SETH: eys to trustee in trus	t, with power o	f sale, the property
in Klamath.					×.
S	SEE ATTACHED EX	HIBIT "A" FOR LEGAL	DESCRIPTION		л 1917 - 1917 Пара 1944 - 1917
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;		ements, hereditaments and ap rents, issues and profits the	purtenances and all othe	er rights thereunto	belonging or in anywise
now (1 hereune	al estate.	CUDUIC FERFORMANCE	of each agreement of g	41100 000	
sum of TWE	$\frac{1}{12} \frac{1}{12} \frac$		Dollars, with interest th	payment of princi	pal and interest hereof, i
note of even dat	to be due and payab	le at maturity of	is the date, stated above	on which the fin	al installment of said non nerein is sold, agreed to h
becomes due an sold, conveyed,	d payable. In the eve assigned or alienated	the within described part by the grantor without firs obligations secured by this in	it having obtained the w strument, irrespective o	the maturity d	
herein, shall bec To prote	come immediately due of the security of this	and payable. trust leed, grantor agrees: in said property in good condition	granting any easement of subordination or other		ction thereon: (c) join in a bis deed or the lien or chain r any part of the property. The bed as the "person or persons in of any matters or facts st it Trustee's lees for any of at less than $$5$. wonder, beneficiary may at a
and repair; not in not to commit or 2. To commendation manager any build	permit any waste of said p polete or restore prompt ling or improvement whic	by and in food and workmanlike by and in food and workmanlike the may be constructed, damaged of the incurred therefor.	10. Upon any d	elault by grantor net	ent or by a receiver to be
a	ions affecting said proper	is incurred therefor, ances, regulations, covenants, condi- unces, regulations, covenants, condi- pursuant to the Uniform Connuct pursuant to the Uniform Connuct pursuant to the Uniform Same in this and to pay by thing same in this the cost of all lien searches mad- s may be deemed desirable by the paintain insurance on the building paintain insurance on the building	 time without holice, on pointed by a court, and the indebtedness hereby even any part thereof 	t without regard to t secured, enter upon t, in its own name s	he adequacy of said pland take possession of said pland take possession of said pland of the re- ue or otherwise collect the re- ph unpaid, and apply the said the said said the said said said said said said said said
by tiling officers ben-ticiary. 4. To pr	or searching agencies as ovide and continuously r erected on the said pre-	naintain insurance on the building nises advinst lass or damage by ha may hom time-to time require.	less costs and expenses reprint reprint fees upon any inc ficiary anay determine. 11. The enterin	lebtedness secured her g upon and taking	possession of said property, or the proceeds of fire and o
and such other an amount not companies accep policies of insur-	less than \$ LULL LIE table to the beneficiary, ance shall be delivered to half fail for any reason to	with loss pryable to the latter: a the benefic ary as soon as insure procurs any such insurance and loss fifteen days prior to the expir-	 insurance policies or co insurance policies or co property, and the application waive any default or construction warsuant to such notice 	ention or release there notice of default here	under or invalidate any act
deliver shill for tion of any po the beneficiary collected under	licy of insurance now or may procure the same any fire or other insuran indebtedness secured here	at grantor's expense. The amount ce policy may be applied by bene eby and in such order as benelicia- w the thire amount so collected,	li- hereby or in his perlo essence with respect to or declare all sums secu	such payment and/or ed hereby immediate at his election may p	ly due and payable. In suc- roceed to foreclose this trust the to foreclose this trust dee
any part thereo not cure or wai	i, may be released to gran we any default or notice of our to such notice.	of default hereunder or invalidate a	all remedy, either at law of the second seco	or may difect the the r in equity, which the o foreclose by adverti	beneficiary may have. In the sement and sale, the beneficia ported his written notice of d
taxes, assessme ajainst said p charges become	poperty before any part of pass due or delinquent should the grantor fail to	and proinptly deliver receipts there and proinptly deliver receipts there make payre at of any taxes, as make payre avable by grantor, et	ess- secured hereby wheret her notice thereol as then	the said described to upon the trustee shall required by law and d in ORS 86.735 to 8	fix the time and place of sale proceed to foreclose this trust 6.795. d foreclosure by advertisement
nients, insuran by direct pay niake such pa and the amount to to the	ment or by providing b yment, beneficiary may, nt so paid, with interest a er with the obligations de	at its option, make payment there t the rate set forth in the note sect scribed in paragraphs 6 and 7 of scribed in paragraphs 6 and 7 of scribed in the debt secured by	this sale, and at any time this sale, the grantor or a this the default or default	ts. If the default con trust deed, the default con	rivileged by ORS 86.753, ma sists of a failure to pay, whe sult may be cured by payin other than such portion as
trust deed, w trust deed, w covenants her try hereinbei	ithout waiver of any rigr eof and for such payment fore described, as well as that they are bound for	is with interest as aloresaid, the p s with interest as aloresaid, the p s the giument of the obligation lo the puyment of the obligation lo the immediately due and payables	the not then be due had being cured may be with- obligation or trust	no default occurred. cured by tendering leed. In any case, in	the performance required und addition to curing the dela addition to the beneficiary a
out notice, ar render all sur	ad the nonpayment thereof ns secured by this trust of reach of this trust deed.	leed immediately due and payabe	and and expenses actual together with trustee cost by law. arred atom designated in	e, the sale shall be h the notice of sale of the	not exceeding the amounts p eld on the date and at the ti r the time to which said sa ruster may sell said propert;
in connection less actually	with or in enforcing this incurred. ancear in and defend f	ny action or proceeding purportion	be postpoint of it suit, auction to the high	est bidder for cash, purchaser its deed it	payable at the time of sale, form as required by law con- ovenant or warranty, express
any suit for cluding evid	the foreclosure of this of ence of title and the bene format's fees mentioned i	liciary's or trustee's attorney's let n this farage ph 7 in all cases shi n this farage ph 7 in any judga	all be of the truthfulness ent or the grantor and be 15. When t	thereof. Any person, neliciary, may purcha rustee sells pursuant i	to the powers provided herein to the powers provided herein
decree of the pellate court ney's ters of	e trial court. Arancor ture shall adjudke recsonable such appeal.	as the bereficiary's or trustee's	eluding the compe- attorney, (2) to t having recorded li	he obligation secured ens subsequent to th ests may appear in th	e interest of the trustee in the order of their priority and unstream in interest entitled
8. In under the r. right, if it	n the event that any por- ight of eminent dotain or so elects, to require that ation for such taking, wh	condennation: beneficiary shall he all or any portion of the monies p ich are in overs of the amount to over a transfir loss necessarily	ayable surplus, it any trans ayable surplus. quired for sors to any truste and under, Upon suc	dary may from time e named herein or to h appointment, and	to time appoint a successor any successor trustee appoint without conveyance to the automotion and duties
to pay all incurred by applied by	reasonable costs, expense , grantor in such procee it first upon any reasonal e trial and appellate cout	dings, shall be paid to benchetar dings, shall be paid to benchetar ble costs and expenses and attorned by a start of the paid or incurred by ts, necessarily paid or incurred by balays a nyrlied upon the indeb	's fees, trustee, the latter 's fees, upon any trustee tedness and substitution s actions which, when reco	herein named or appoint hall be made by write rded in the mortgage y is situated, shall be	ten instrument executed by b records of the county or c conclusive proof of proper ap
secured her and execut pensation,	e such instruments as st promptly upon beneficiary At any time and from th	at its creasury in obtaining such is requised, ine to time upon written request of mentaticn of this deed and the	h com- of the successor h if bene- tote for differting obligated to notified	ustee. e accepts this trust made a public recor	when this deed, duly even d as provided by law. Trus f pending sale under any oth
liciary, pa endorsemen	in case of full reconve	the totking of this deed and the sentation, without a yances, for carcellation), without map of plat of said property (5, map of plat of said property (5, that the nuster hereunder must be of orized in do Eusiness under the lan- orised in do Eusiness under the lan-	join in shall be a party	unless such action or	proceeding

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and the second second

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto None and that he will warrant and forever defend the same against all persons whomsoever. The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are: (a)* primarily for grantor's personal, family or household purposes (see Important Notice below), (b) for an organization, or (even it grantor is a natural person) are for business or commercial purposes. This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including piedgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the leminine and the neuter, and the tingular number includes the plural. IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written. • IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the Leneflatary is a creditor as such word is defined in the Tuth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice. jatricia Ц. MUL Patricia A. Barney (If the signar of the above is a corporation, use the form of acknowledgement opposite.) STATE OF OREGON, STATE OF OREGON, County of Klamath County of This instrument was acknowledged before me on August 11, 1988, by This instrument was acknowledged before me on ... Patricia A. Barney л٩ PZ, land of Standsa Notary Public for Dregon Notary Public for Oregon (SEAL) My commission expires: My commission expires: (SEAL) REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid TO: 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 or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to DATED: . 19 Beneficiary De not lose or destroy this Trust Dood OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before reconveyance will be made. And the second s TRUST DEED 1 STATE OF OREGON. (FORM No. 381) NESS LAW PUB. CC., PORTLAND. OR **S**5. County of I certify that the within instrument Patricia A. Barney was received for record on the day of, 19....., at o'clockM., and recorded SPACE RESERVED Grantor in book/reel/volume No. on Highland Community FOR page or as fee/file/instrument/microfilm/reception No......, RECORDER'S USE Federal Credit Union Record of Mortgages of said County. Beneficiary Witness my hand and seal of AFTER RECORDING RETURN TO County affixed. Highland Community F.C.U. 3737 Shasta Way NAME TITU Klamath Falls, OR 97603 By... Deput -----

EXHIBIT "A"

A parcel of land subusted in the S 1/2 SE 1/4 of Section 19, Township 39 South, Rarge 10 East of the Willamotte Meridian, in the County of Klamath, State of Oregon, more particularly Beginning at the Southwest corner of that certain tract of land described in Book N-69 at page 6053 of The Official Klamath County Records, from which the Southeast corner of said Section 19 bears the following two bearings and distances: North 87 degrees 15' 00" East 1135.99 feet, South 00 degrees 06' 00" West 1071.45 feet; thence from said foint of beginning South 87 degrees 15' 00" West 1180.48 feet to a 1/2" iron pin which is located 115 feet East, measured at right angles from the centerline of The U.S.B.R. "C" Canal, South Branch; thence North 14 degrees 19' 00" East, parallel to and Fasterly 115 feet, measured at right angles to the said "C" Canal 392.67 feet to a 1/2" iron pin on the North line of the said South 1/2 of the SE 1/4; thence South 89 decrees 56' 14" East along the North line of said south 1/2 of the SE 1/4 1082.58 feet, to a 1/2" iron pin on the West line of said parcel of land described in Book M-69 at page 6053; thence South 00 degrees 05' 00" West along the West line of said parcel described in M-69 at page 6053 322.65

STATE OF OREGON: COUNTY OF KLAMATH: ss. Filed for record at request of ______Aspen Title Co. _______the _____the ____the _____the _____the ____the _____the ____the _____the ____the ____the ____the _____the _____the _____the ____the _____the _____the _____the ____the _____the _____the _____the ____the _____the ____the ___the ____the ____the ____the ____the ____the ____t

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