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 obligated to notify any party hereto of pending sale under any other deed of shall be a party unless such action or proceeding is brought by trustee.

the manner provided in ORS 867.35% to 867.95%. 13. After the trustee has commenced foreclosure by advertisement and sale, and at any time prior to 5 days before the date the trustee conducts the sale, and at any time prior to 5 days before the date the trustee conducts the sale, and at any time prior to 5 days before the date the trustee conducts the sale, and at any time prior to 5 days before the date the trustee conducts the sale, and the drawt of the default consists of a failure to pay when due sums secured by the trust deed, the default may be sured by when due not then be due at the time of the current date such portion with a data the data the being curred may the curred by tendering the difficult that is capable of obligation or trust for the data the current that the default of and expenses actually incurred in enforcing the subfication of the trust deed by law. 14. Otherwise, the sale shall be held on the date and the factors the sums of the sale shall be held on the date and the factors the sums of the sale shall be held on the date and the factors the taken the trust decard the sale shall be held on the date and the factors the sums of the sale shall be held on the date and the factors the fac

surplus, it any, to the granter or to his successor in interest entitled to such surplus, 16. Beneliciary may from time to time appoint a successor or success one to any trustee named herein or to any successor trustee appointed herein runstee, the latter shall be varied with all tile, conveyance to the successor upon any trustee herein named or appointed hereinadir. Each such appointer trustee, the latter shall be written instrument executed by beneficiary and substitution shall be made by written instrument executed by beneficiary which, the recorded in the mortsale records of the county or counties in all the successor trustee.

NOTE. The Trust Deed Act provides that the trustee hereunals, must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and foan association authorized to do busiliess under the laws of Cirgan or the United States, a little Insurance company authorized to insure title to real proparty of this state, its subsidiaries, uffiliates, agents or latinches, the United States or any agently thereof, or an estrow agent licensed under CRS 656-505 to 656-555.

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d-stoyed therean and the improvement which all all how constructed, duraded or 3. To complex with then due all costs in write constructor. There and restrictions all costs in the service of the servi indecher with trustees and attorney's lees not exceeding the amounts provided together with trustees and attorney's lees not exceeding the amounts provided by law. I.1. Otherwise, the sale shall be held on the date and at the time and of postported as provided by law. The trustee may tell said property either and no the highest bidde parcels and shall sell held property either shall deliver to the purchaser is cash, payable at the parcel or parcels at the function of the highest bidde parcels and shall sell held property either and no the highest bidde parcels and shall sell held property either shall deliver to the purchaser is dead in form as remained by law converted of the recitals in the deed any morters of lace trustee, but including the function of the highest hered, any purchase at the said the function of the highest hered. The provided herein, trustee shall apply the purceeds of the trustee and a respective but including the function of the highest here of the purchaser of the function shall apply the purceeds of the trustee and a respective but including the compensation of the trustee and a rest of the function but including the dama provided the subsection of the function of the func-tion of the highest appear in the order of the function by trustees and the trustees and part in the interest of the function of the supplus, it are subsection of the function of the function of the func-tion of the subsection of the histories of the function of the func-tion of the subsection of the histories of the function of the func-tion of the highest the subsection of the histories in the trustees and any to the granter of the histories in the trustees and here in the subsection of the histories in the trust and the subsection of the histories and a successor or succes-tion.

The above described real property is not currently used for agricu To protect the recurity of this trust deed, grantor agrees: 1. To protect, preserve and main ain suid progety; in goal condition: and repairs, not to remove or demolish any building or improvement thereon, to commut or permit an wait of sail property. The complete or restore prony fly and in Acod and workmanlike obstroged thereon, and pay when due all costs insurred therefor. J. To complete with all easy ordinatione, regulations, covenants, condi-tions and restrictions safet in a so of an increase restrictions were therein and for a strengt diverged said property; is the bandiciary so in quests, to proper public office or office, as well as the cust of all lien searches made beneficiary. 4. To provide and continuously in unitain insurance on the buildings

diturel, timber or grazing purposes.
(a) consent to the making of any map or plat of said property: (b) join in subordination or other afterment aftering this deed or the life or charge subordination or other afterment aftering this deed or the life or charge thereon every, without warranty, iff or any part of the property. The subordination or other afterment aftering this deed or the life or charge thereon every, without warranty, iff or any part of the property. The seconcepute proof of the truthhulmes thereoi. Trustee's lees for any of the conclusive proof of the truthhulmes thereoi. Trustee's lees for any of the conclusive proof of the truthhulmes thereoi. Trustee's lees for any of the advection of the security if thereoi, in the son and the rotection, including the son is sort and without redshift on the advection, including the sone of the sone of the advection, including the sone of the so

KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

COUNTY, OREGON. TAX ACCOUNT NO.: 3809 028CC 10300 LOT 9 IN BLOCK 6 OF SECOND HOT SPRINGS ADDITION TO THE CITY OF

88 <u>و</u>

THE ENTIRETY

..., as Trustee, and

between

LOTS 10, 11, 12, 13, 14 AND 15 IN BLOCK 6 OF SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH

SOUTH VALLEY STATE BANK as Beneficiary,

TRUST DEED Vol. 2088 Page 13606

Trust Deed Series-TRUST DEED. MTC-1396-1480

806,22

THIS TRUST DEED, made this 29TH EDMUND W. ANDERSCH ADN BARBARA A. ANDERSCH, AS TENANTS BY as Grantor, WILLIAM P. BRANDSNESS

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

and that he will warrant and forever defend the same against all persons whomsoever.

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 pledgee, of the contract secured hereby, whether or not named  $\iota$ s a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the leminine and the neuter, and the singular 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 beneficiary is a reditor as such word is defined in the Truth-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.

EDMOND W. ANDERSCH BARBARA A. ANDERSCH Furture G. Carden

Beneficiary

(If the signer of the above is a corporation, use the form of acknowledgement opposite.)

STATE OF OREGON. County of KLAMATH	STATE OF OREGON, ) County of
This instrument was acknowledged before me on AUGUST 17 19 88, by EDMOND W. ANDERSCH,	This instrument was acknowledged before me on
BARBARA A. ANDERSCH	as
(SEAL)	Notary Public for Oregon
	My commission expires:

## REQUEST FOR FULL RECONVEYANCE

To be used only when obligations 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 or pursuant to statute, to cencel 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

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**TO** 

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Do not lose or destroy this Trust Deed OR THE NCTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED		STATE OF OREGON, County ofKlamath
EDMOND W. ANDERSCH		I certify that the within instrument was received for record on the 23rdday
BARBARA A. ANDERSCH	SAACE RESERVED	of, 19.88., at, 11:00. o'clock AM., and recorded in book/reel/volume No
SOUTH VALLEY STATE BANK	FOR RECORDER'S USE	page <u>13606</u> or as fee/file/instru- ment/microfilm/reception NO0.622,
Beneliciary		Record of Mortgages of said County. Witness my hand and seal of County affixed.
AFTER RECORDING RETURN TO SOUTH VALLEY STATE BANK 5215 SOUTH SIXTH STREET		Evelyn Biehn County Cler
KLAMATH FALLS, OR 97603	Fee \$13.00	By Adulance Mullinolan Deputy