		STATES AND STRUENS NESS LAW PUB. CO., PORTLAND, OR STRUE
ou 21520	Lee 213TRUST DEED	VolumersPage 4717
2512 THIS TRUST DEED, made this 2011 NY 115 CLEDWARD W. WEIS	day of	SEPTEMBER
CONTRANTICA CLEDWARD W. WEIS	E AND DEBORAH S.L. WEISE	County addined.
as Grantor, WILLIAM P. BRA	NDSNESS	Minisee 131 pro as Trustee, and Record of Monthebes of and Conut.
SOUTH VALLEY S	TATE BANK CONDERING ONE	Record of Mariabes of said County.
as Beneficiary,	WITNESSETH:	in boak/reel/volume No

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property 10 19.93 Sept.

where received for record on the Cill day Beginning on the Northeasterly line of Eleventh Street at a point, 15, feet much with which we have Southeast of the most Westerly corner of Lot 4 of Block 58 of NICHOLS ADDITION TO THE CLITY OF KLAMATH FALLS, OREGON; thence Southeasterly along, the Northeasterly line of Eleventh Street 45 feet; thence Northeasterly at right angles to Eleventh Street 130 feet; thence Northwesterly parallel with Eleventh Street 45 feet; thence Southwesterly at right angles to Eleventh Street 130 feet to the place of beginning, being a part of Lot 4 of said Block and Addition, in the County of Klamath, State of Oregon. Thursdenery

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.

Sum of NINE THOUSAND THREE HUNDRED FIFTY NINE AND 30/100 ----- WITH RIGHTS TO FUTURE ADVANCES AND RENEWALS ---Z "Dollars; with interest thereon according to the terms of a promisso

ADVANUES: ANUL RELINEWALS STATE AS ANALY OF OTHER AND ADDRESS with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the tinal payment of principal and interest hereol, if not sooner paid to be due and payable. SEPTEMBER Tananet and made by grantor, the tinal payment of principal and interest hereol, if 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 sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or herein, shall become immediately due and payable.⁵ P^{arres} and ² Arte optimized and ² and ²

To protect the security of this trust deed, grantor agrees: this struct Attivities and repair not to remove or demolish any building or improvement thereon; and repair not to remove or demolish any building or improvement thereon; 2. To complete or restore promptly, and in good and workmanilie. Farming any expression of the complete or restore promptly, and in good and workmanilie for thereoi, (d) are franted in any building or improvement which in may be constructed, damaged or thereoi, for any pay when due all costs incurred therefor. To comply with all laws, ordinances, regulations, covenants, condition from and restrictions allecting said property. If the beneficiary is requests, the beneficiary may require and to pay for illing same in the indebtedness by illing officers or, searching agencies as may be deemed desirable by the states and profile and the senticiary or any pay is the senticiary of the senticiary or any pay is the senticiary of the senticiary or any pay is the senticia

Join m'executing such timacing statements pursuant to the Uniform Commer-cial Code as the beneficiary may require and to pay for lifting same in the proper public office, as well as the cost of all lien searches made by filling officers, or officer, as well as the cost of all lien searches made the filling officers or officer, as well as the cost of all lien searches made by filling officers, or officer, as well as the cost of all lien searches made by filling officers, or officer, as well as the cost of all lien searches made beneficiar. The provide and continuously maintain insurance on the buildings and such other harards as the beneficiary may from time to time written in companies, acceptable to the beneficiary, may from time to time written in companies, acceptable to the beneficiary, the beneficiary as 'com as insurance' and anount not less that be delivered for the 'beneficiary as 'com as insurance' deliver said policies to the beneficiary at less litteen days prior to the expirat-tion of any policy of insurance now or hereafter placed on said buildings, the beneficiary may procure the same at 'grantor's expense. The i amount pro-cary upor thereof, may be released to grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any at done pursuant to such notice. 3. To keep said premises free from construction liens and to pay all and the oursuant of such notice. 5. To keep said premises free from construction liens and to pay all and the another in any pay at its own that are assessed upon or against tasid property before any part of such faring a payment of any taxes, assess and other charges that may be levied or assessed upon or against tasid property before any part of such faring a payment of any taxes, assess and the anone to prove the payment, with interest as aloresaid, the prop-erty hereinbelore, described in paring aphile diver fareers is therefor, that a such payment, beneficiary may, at its option that as alores of the transer b

It is mutually agreed that:

It is mutually agreed that: 6. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, beneliciary shall have the right, il it so elects, to require that all or any portion of the monies payable as compensation lor such taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorney's fees, necessarily paid or incurred by grantor in such proceedings, shall be paid to beneliciary and applied by it first upon any reasonable costs and expenses and attorney's tees, both in the trial and appellate courts, necessarily paid or incurred by ben-ment of the trial and appellate courts, necessarily paid to incurred by ben-ment required by the triat upon any reasonable costs and expenses and attorney's tees, both in the trial and appellate courts, necessarily in obtaining such 'com-ment escut and the source and the balance applied upon the indebtedness send 'escut autor and the balance's pay and the balance's pay and the tothe tor-generation, promptly upon beneficiary as the upon this indebtedness, to take such actions 9. At any time and from time to time upon written request of bene-riclary, payment of its lees and presentation of this deed and the note lor endorsement (in case of hull reconveyances, lor cancellation), without atlecting the liability of any person for the payment of the indebtedness, trustee may (a) consent to the making of any map or plat of said property; (b) join in (1) and the tothe source attract attract attract attract attract attract attracts attracts

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property 10 latisfy the obligation secured hereby whereupon the trustee snau is: the time and place of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 66.735 to 86.795. If J3! After the trustee has commenced foreclosure by advertisement and sale, and cat any time; prior 1:0.5 days before the date the trustee conducts the sale, the grantor, or, any other person so privileged by ORS 86.753, may cure the delault or delaults. If the default consists of a failure to pay, when due, sums secured by the trust deed, the delault may be cured by paying the entire amount due at the time of the cure other, than such portion as would not then be due had no delault occurred. Any other delault that is capable of being cured may, be cured by indexing the performance required under the 'deligation, or, trust, deed. In any case, in addition to curing the delault or default, the person elicoting, its cure shall pay to the beneficiary all cosis rode display. The trust deed of the cure shall pay to the beneficiary all cosis and as provided by the trust of the cure shall pay to the beneficiary all cosis rode display. The person all attorneys in the other and at the time and place designated in the rotice 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 parcel, 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. Trustees shall deliver to the purchaser its deed in form as required by law conveying the grantor and benchicary, may purchase at the sale. If When trustee sells pursuant to the powers provided herein, trustees and with the recitals in the deel of any matters of lat shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and benchicary, may purchase at the sale. If When trustees and a power on the to the prostees

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NOTE: The Trust Deed Act provides that the trustee hereunder, must be either ion att or savings and Idan association authorized to do business under the laws of Orego property of this state; its subsidiaries, affiliares, agents or branches, the United State may, who its an active member, of the Oregon State Bar, 'a bank, i trust company or the United States, a title insurance company authorized to insure title to real or any genery thereof, or an excrow agent licensed under ORS 496.505 to 696.585.

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This instrument was acknowledged before me on ...

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The granfor warrants that the proceeds of the loan repu The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed (a)* primarily for grantor's personal family or household purposes (see) pupotant Notice before) (DAX BX AN ANGENIX STATISTICS AND ANALY ANA nted by the above described note and this trust deed are:

This deed applies to the optimized and instrument of the second s executors,

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 (d) is applicable and the beneficiary is a creditor as such word is defined in the Truth-In-Lending Act and Regulation 2, the beneficiary MUST comply with the Act and Regulation by making regulation disclosures; for this purpose use Stevens News Form No. [1319, or equivalent.] If compliance with the Act is not required, disregard this notice. Educad EDWARD W. WE WEISE Wuri DEBORAH S.L. WETSE when a ora to save

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STATE OF OREGON

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This instrument was secknowledged before me on the start when a way to be an use of the start when the start when

The Later of our new start Notary Public for Oregon

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KLAMATH FALLS, OR 97603

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Lo brotest the security of the base of the second state s 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 of any sums owing to you under the terms of cherewith soletter with said frust deed and to recomy, without warranty, to the parties designated by the terms of said trust deed the terms of the terms of said trust deed the terms of the terms of said trust deed the terms of the terms of said trust deed the terms of the te

Klamath, State of Oregon. Street 130 feet; thence Monthwesterly parallel with Eleventh Street 45 feet; thence Southwesterly at right angles to Eleventh Street 130 feet to the place of begruining. Denotype Long percenter were reactions and reaction for any reaction of the second 10 ITRUST DEED 12 DECONT TUBLES JOINT AND 10 [**TRUST DEED**[15] Southeast work of Biock 55 County of Klamath DRECON; thence Southeaster! **STATE OF OKEGON** 2525671/ DRECON; thence Southeaster! **STATE OF OKEGON** 2525671/ BRECON; thence Southeaster! **STATE OF OKEGON** 2525671/ Second State of Biock 55 County of the within instrument CODUIL OLEGON' GESCHOOL ES: Was received for record on the standard of <u>Sept.</u> 19.88 dis' solls and councels to thisise in at 1:30 in Sclock P.M., and recorded 甘雪 an Densticiary. 20014 AVISCAN VIE BYVRECORDER'S USE ... on ment/microfilm/reception No._91260 ALL STRUCTURE In The Beneliciary ID2//E22 Record of Mortgages of said County. AFTER RECORDING RETURN TO MEL SOUTH, VALLEY, STATE BANK MEL 5215 SOUTH STXTH STREET Witness my hand and seal of County affixed. AND DEBORAH SILL WEASE 50

ZE Evelyn Biehn, County Clerk ÇC 👔 NAME

Fee \$13100!1 DEED

By Duline Multinday Deputy