WOUNTLY THE COMEYNA OF September 2, 19.88.0 THIS TRUST DEED, made this 13th day of September 2, 19.88.0 KENNY DOYLE O'NEAL and LYNETTE MARIE O'NEAL, husband and wife

Was Grantor, MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY

Milness or hand as Trustee, and <u>2016-15029</u> - Con les (litt (instru-<u>ministrainen May 1434</u>

JOHN R. MILLER

as Beneficiary,

in book live 1/10/2000 An Mee WITNESSETH:

Grantor irrevco-bly grants, bargains, sells and conveys to trustee in trust, with power of sale, the property

Klamath

County Ocean described as: What people of the second on the Salah day

Klamath County, Oregon, described as: Lot:24, Block 30, 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 County, Oregon. KIZL DEED Oregon.KOZJ, DEED

Klamath County Tax Account #3809-028BC-14500.

SPECIAL TERMS: The Note secured by this Trust Deed shall be refinanced by the Grantors name herein on or before September 13, 1995. If Grantors are unable to refinance at that time, the Beneficiary shall renegotiate the interest rate on the Note to no more than $2\frac{1}{2}$ % above the present 80% Conventional Loan rate at Klamath 1st Federal Savings & Loan Association. In addition, the interest rate may increase 1% annually thereafter until it* 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 tixtures now or hereafter attached to or used in connection with said real estate. tion with said real estate.

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The same real estate.

OR. THE PURPOSE OF SECURING PERFORMANCE of each agreement of gannot need used in connection of the same of Library. The same of the same of

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, beneticiary shall have the right of eminent domain or condemnation of the monies payable right, il it so elects, to require that all or any portion of the monies payable as compensation for such taking, which are in occasion of the amount required to pay all reasonable costs, expense and expenses of the amount required payable that it is a such proceedings, and shall be paid to beneticiary and incurred by grantor in such proceedings, and shall be paid to incurred by beneboth in the trial and appellate course consisting paid or incurred by beneboth in the trial and appellate course to be blance applied upon the indebtedness liciaty in such proceedings, and the balance applied upon the indebtedness secured thereby; and granton agrees, at its own expense, to take such actions, secured such instrument as shall be necessary in obtaining such commodification in promptly supon minume to time upon written request of beneficial payable to the security of presentation of this deed and; the note, for endorsement (in case of full reconveyances, for cancellation), without altecting the infection of the deed and; the mote, for the inability of, any promot for, the payment of the indebtedness; fruitee may, the liability of, any promot for the payment for the deed that the trute of the control of the payment of the payment of the deed the control of the control of the payment of the deed that the trute of the control of the payment of the deed that the trute of the control of the deed that the control of the control of the payment of the deed that the control of the deed that the control of the con

and expenses actually incurred in enforcing the obligation of the trust deed together, with trustee's and attorney's fees 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 the property of the sale and at the sale may be postponed as provided by law. The trustee may sell said either to the purchaser its deed in order required by law conveying the property so sold, but without any normal required by law conveying the property so sold, but without any normal or warranty, express or implied. The recitals in the deed of any matters of lact shall be conclusive proof of the truthiulness thereof. Any purchase at the sale.

15. When trustee the purchaser of the sale is payment of (1) the expenses of sale, install payly the proceed of sale to payment of (1) the expenses of sale, install payly the proceed of sale to payment of (1) the expenses of sale, installing the control of the trustee and a reasonable charge by trustee's attorney. The obligation secured by the trust deed, (3) to all persons having ecorded liens subsequent to the interest of the trustee in the trust appoint a successor their interests may appear in the order of their priority and (4) the supplies. If it is subsequent to the interest of the trustee in the trust appoint and trustee, the latter shall be vested with all the converse and duties conferred rupon any trustee herein named herein or to any successor trustee appointed hereunder. Sach such appointment, and without convers and duties conferred upon any trustee herein named or appoint instrument executed by beneliciary, and substitution shall be made by write rendered. Back such appointment of the successor trustee.

16. Trustee herein named or appoint instrument executed by beneliciary, and substitution shall b

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 company or savings and loan association authorized to do business under the laws 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 escrew agent licensed under ORS 676.505 to 696.585.

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The grantor covenants and agrees to an seized in fee simple of said described real Deed recorded November 5, 1985 th County, Oregon, in favor of	property and man	TO DESIGNATION OF THE PARTY OF	el Records OI	3644种同日,统语,
th County, Oregon, In Indoor	Area of true	Microsop Interes.	in the state of th	egistoria 1938 - State 1938 - S
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