Vol. mgg Page 15695 - 4

DALE E. BJURSTROM & DENISE M. BJURSTROM, Husband & WIFE

WITNESSETH:

KGrantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the propertyCounty, Oregon, described as:

was received for cocord on Hall 22 182 day Trees to that the within the trees.

Lot 19 in Block 7 of TRACT NO. 1025, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3909 011CD 13300 tem well be required to the second secon

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-

not sooner paid; to be due and payable. Society or order anamade by grantor; the final payment of principal and interest hereof, 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 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.

To protect the security of this trust deed, grantor agrees. To protect preserve and maintain isaid property in good condition and repair; not to remove or demolish any building or improvement thereon; to restore promptly, and in good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor. To complete or restore promptly, and in good and workmanlike destroyed thereon, and pay when due all costs incurred therefor. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said-property; if the beneficiary so requests, to join in executing such imancing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for liling same in the proper public office or offices, as well as the cost of all lien searches made by illing officers or searching agencies as may be deemed desirable by, the beneficiary.

4. To provide and continuously maintain insurance on the buildings metals to be individually and provided the continuously maintain insurance on the buildings metals to be individually and provided the continuously maintain insurance on the buildings metals and profite the individual provided the continuously maintain insurance on the buildings metals and profit the provided the continuously maintain insurance on the buildings metals and profit the provided the continuously maintain insurance on the buildings metals.

cal Code as the beneficiary may require and to pay for liling same in the proper public office or offices, as well as the cost of all lien searches made by liling officers or searching agencies as may be deemed desirable by, the beneficiary of the proper public officers or searching agencies as may be deemed desirable by, the beneficiary of the property of the pro

It is mutually agreed that:

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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, if it so elects, to require that all or any portion of the monies payable as compensation for such taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorney's less necessarily paid on incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it first upon any reasonable costs and expenses and attorney's less both in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the indebtedness secured hereby; and grantor agrees, at its competite upon the indebtedness and execute such instruments as shall be necessary in obtaining such compensation, promptly upon beneficiary's request.

9. At any time and from time to time upon written request of beneficiary, payment of vits lees and presentation of this deed and the note for endorsement, (in case of full reconveyances, for cancellation), without allecting 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

granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyament affecting this deed as the "person or persons legally entitled thereto," and the totals therein of any matters or lacts shall be conclusive proof of the trutherest thereof. Trustee's tees for any of the services mentioned in this paradraph shall be not less than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or, any part thereof, in its own name sue or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees upon any indebtedness secured hereby, and in such order as beneficiary may determine.

11. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of line and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aloressaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

I.2. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, time being of the essence with respect to such payment and/or performance, the beneliciary may declare all sums secured hereby immediately due and payable. In such an event the beneliciary at his election may proceed to foreclose this trust deed in equity as a morigage or direct the trustee to foreclose this trust deed by remedy, either a sale, or may direct the trustee to foreclose this trust deed by remedy, either a sale, or may direct the trustee to pursue any other right or remedy, either at sale, or may direct the trustee to pursue any other right or the beneliciary selects to foreclust, which the beneliciary may have. In the event the beneliciary elects to foreclust, which the beneliciary may have. In the event the beneliciary elects to foreclust the sale, the beneliciary of the trustee shall execute and cause to be excement and sale, the beneliciary or the trustee shall execute and cause to be excement and sale, the complex of the sale of the sal

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 in one pacel, 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 shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant 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 to the powers provided herein, trustee shall apply the proceeds of sale to payment of (!) the expenses of sale, including the consumersation of the trustee and a reasonable charge by trustee's attorney, Compensation of the trustee and a reasonable charge by trustee's attorney, Compensation of the trustee and a reasonable charge by trustee's attorney, Compensation of the trustee and a reasonable charge by trustee's attorney, Compensation of the trustee and the trustee in the trust deed as their interests may appear in the order of their priority and (4) the surplus, if any, 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 to such surplus.

surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

16. Beneliciary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneliciary, which, when recorded in the mortgage records of the county or counties in 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 obligated to notify, any, party hereto of pending ale under any other deed of trust or of any action or proceeding in which drantor, beneficiary or trustee shall be a party unless such action or proceeding in brought by trustee.

NOTE: The Trust Doed, Act provides that the trusted 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 696.585.

The grantor covenants and agrees fully seized in fee simple of said describe except trust deed in favorecorded as M78, Page 555	TOF Klama+1	IU NAS A VAIIM 11non	cromboand didle it	The state of the same and the s
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The grantor warrants that the proceeds of (a)* primarily tor grantor's personal, tami (b) for an organization, or (even it gran	the loan represented ly or household purpo tor is a natural person	by the above described a uses (see Important Noti	note and this trust dece below),	ed are:
This deed applies to, inures to the benefit	t of and binds all par	ties hereto, their heirs	mmercial purposes.	iministrators, executors
gender includes the feminine and the neuter, and	ilciary herein. In cons the singular number i	truing this deed and whe	enever the context so	requires, the masculine
*IMPORTANT NOTICE Delate by the state of the	grantor has hereur	nto set his hand the d	ay and year first	above written.
*IMPORTANT NOTICE: Delete, by lining out, whicheve not applicable; if warranty (a) is applicable and the k as such word is defined in the Truth-in-lending Act beneficiary MUST comply with the Act and Regulatio disclosures; for this purpose use Stevens-Ness Form No if compliance with the Act is not required, disregard the	and Regulation Z, the making required	Pamela Gray	a year	The second secon
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The undersigned is the legal owner and half	en ilnis inclinicione is	the date stated are	inge nedvisite edik jakkul ita En jake distriktur	Hollen of the gray being a Chillian work of the phase is
said trust deed or pursuant to statute, to cancel	all evidences of inde	La payment to you or a	any sums owing to y	ou under the terms of
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Lay Do not less or destroy this Trust Deed OR THE NOTE wh	ilch is secures. Both must be	e delivered to the trustes for c	ancellation before reconve	yance will be made.
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LOT 19 LI LEGEM NO. SELL OF TRACE	No. 1025, W		unty ofKlama	ith ss.
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