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 connecnow or nereatter appertatuing, and the following performance of each agreement of grantor herein contained and payment of the FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the

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sum of Twenty One Thousand Three Hundred Eighty Nine and 48/100 -

note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereot, 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
sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or

To protect the security of this transfer of the security of this instrument, irrespective of the maturity dates expressed therein, or

sold, conveyed, assigned or alienated by the grantor without lists then, at the beneficiary's option, all obligations secured by this inst herein, shall become immediately due and payable.

To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain said property in good condition and repair; nor protect, preserve and maintain said property in good condition and repair; nor move or demoish any building or improvement thereon;

2. To complete may waste of said property.

2. To complete may waste of said property.

3. To complete may waste of said property and in good and workmanlike manner any building or improvement promptly and in good and workmanlike manner any building or improvement property and the property with all laws, ordinance studies, covenants, conditions and restrictions allecting said property; if the formal continuous or the finion or companies of the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the beneficiar. To provide and continuously maintain insurance on the buildings now or hereafter erected on the said premises against loss or damage by lire and such other hazards as the beneficiary may include the proper public office or offices, all premises against loss or damage by lire and such other hazards as the beneficiary may be constituted to the beneficiary may incompanies, acceptable to the beneficiary may be companied to the beneficiary may be companied to the property of insurance mover hereafter placed on said building the grant of the property of insurance mover hereafter placed on said building the beneficiary may procure the same at grantor's expense. The amount collected under any fire or other insurance policy may be applied by beneficiary may procure the same at grantor's expense. The amount collected under any fire or other insurance policy may be applied by beneficiary any part thereof, may be released to the beneficiary with loss property b

It is mutually agreed that:

It is mutually affected that:

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 is require that all or any portion of the monies payable as compensation such taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorney's less necessarily paid or incurred by front in such proceedings, shall be paid to beneficiary and applied by it lirst any reasonable costs and expenses and attorney's best both in the trial and my reasonable costs and expenses and attorney's best both in the trial and the balance applied upon the indebtedness excured hereby; and frant excess, at its own expense, to take such actions and execute such instrument excess the excessary in obtaining such compensation, promptly upon heneliciary to the proceedings and the content of the decession of the decession of the content of the decession of the decession of the decession of the content of the decession of the decession of the decession of the requirement (in case of full reconveyances, for cancellation), without affecting the liability of any person for the payment of it he indebtedness, trustee may (a) consent to the making of any map or plat of and property; (b) join in

granting any easement or creating any restriction thereon; (e) 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 reconvey, without warranty, all or any part of the property. The grantee in any reconvey without warranty, all or any part of the property. The secondary be described as the "person or persons legally entitled thereto," and the many be described as the "person or persons be conclusive proof of the truthering of the proof of the property. Trustee's lees for any of the services mentioned in this paragraphs that be not less than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, denied the adequacy of any security for the indebtedness hereby secured, enter upon adequacy of any security for the indebtedness hereby secured, enter upon and electron including the property or any part thereof, in its own name sue or expression of said property, issues and expenses of operation and collection, including feasonable attorney's lees upon any indebtedness secured hereby, and in such order as beneficiary may determine, upon and taking possession of said property, the collection of such rents, issues and prolits, or the proceeds of life and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as adoresaid, shall not cure waive any default or notice of default hereunder or invalidate any act done pursuant to such notice of any agreement hereunder. time being of the Areadow or his performance of any agreement hereunder.

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

12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, time being of the control of the payment and for performance, the beneficiary may declare all means secured hereby immediately due and payable. In such an event the beneficiary at his election may proceed to foreclose this trust deed in equity and stated or direct the trustee to foreclose this trust deed by advertisement and stage of direct the trustee to foreclose this trust deed by advertisement and word or negative the trustee to pursue any other right or remedy, either at law or negative the trustee to pursue any other right or the trustee shall execute and cause to be trusteenent and sale, the beneficiary or the trustees shall execute and cause to be trustee to have a single the stage of the stage of

and expenses actually incurred in enforcing the obligation of the trust deed together with trustees and attorney's lees not exceeding the amounts provided by law. A. 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 postyponed as 'provided by law. The trustee may sell said property either and the place of the property either and the place of the property either and to the highest based for cash, payable at the time of sale. Trustee shall deliver to the purchase fits 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 any matters of fact shall be conclusive proof of the truthulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may person, excluding the trustee, but including the grantor and beneficiary, may person, excluding the trustee, but including the compensation of the trustee and the sale.

Shall apply the proceeds of sale to payment of the provided herein, trustee shall apply the proceeds of sale in payment of the compensation of the trustee and exclusing the compensation of the trustee and exclusing the compensation of the trustee and exclusing the compensation of the trustee and sale, including the compensation of the trustee and exclusing the supplies and the sale and the sale and the sale and the sale and the surplus at the condensation of the trustee in the trustee and saving recorded liens subsequent to the interest of the trustee in the trustee and sale, in any to the grantor or to his successor trustee and (4) the surplus.

16. Beneliciary may from time to time appoint a successor or successors to any trustee herein or to any successor trustee appointed hereunder. Boon 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 appo

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 and foan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real y of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.50s to 596.50s.

By Danking Much notare Deputy

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in tee 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. 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 air organization, or (even if 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 pledgee, of the contract personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including the context so requires, the masculine secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine secured hereby whether or not named as a beneficiary herein. 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 creditor 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. (If the signer of the above is a corporation, use the form of acknowledgement opposite.) STATE OF OREGON, STATE OF OREGON,) ss. County of KIAMAIN County of This instrument was acknowledged before me on . This instrument was acknowledged before me on BEHYL. BIEG JELLIN J. VIEZ Notary Publicator Ogegon (SEAL) Notary Public for Oregon (SEAL) My commission expires: 11 23/90 My commission expires: 4187-REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been po BAUBLIC 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 19:(2- 0) 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: The off and received the process of the process of the constitution of the cons Beneficiary 1 Do not lose or destroy this Trust Dood OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made. 1975 Marry 2 U Aphile Hane 4 144X769851720 TRUST DEED TO THE TOTAL TOTAL COUNTY OF Klamat County ofKlamath.... I certify that the within instrument was received for record on the 30th day of Sept. 19.88., at 3:49 o'clock P.M., and recorded STEVENS-NESS LAW PUB, CO., PORTLAND, ORE Dennis Li Fiegi and Conne Conne Conne Conne Conne in book/reel/volume No. ...M88...... on SPACE RESERVED page164116...... or as fee/file/instru-Betty I. Flegi FulsGrantor FOR 3734 Orindale K. FulsGrantor FOR Motor Investment Company April Recorder's S315 641 St. Beneficiary PortA 1 190 ment/microfilm/reception No.9.2118...., Record of Mortgages of said County. RECORDER'S USE Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk AFTER RECORDING RETURN TO Motor Investment Company NAME

Fee \$13.00

531 S, 6th - P,O Box 309 Klamath Falls Or 97601