ASpen 32584 TRUST DEED VOL 2018 Page 18262 Dec. 93230 nd. THIS TRUST DEED, made this 23 4 day of \_\_\_\_\_\_\_, 19 8 between U/MY De HIMLO, as Grantor, ASPEN TITLE & ESCROW, INC., an OREGON CORPORATION as Trustee, and FN REALTY SERVICES, INC., a CALIFORNIA CORPORATION, TRUSTEE as Beneficiary. WITNESSETH: Sector Sections descenter addition and Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in KLAMATH COUNTY, OREGON, described as: and the state of the second state for the second 36 of Tract 1184-Oregon Shores-Unit 2-1st Addition as shown on the map filed on November 8, weistlich territ Lot 29 in Block 36 of Tract 1184-Oregon Shores-Unit 2-1st Addition as shi 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County. A strade of the Office of the second property in the second strade of the Office of the Contexture Long when Magnum A strategies is a strategiest of the Contexture of the Contexture of the Contexture of the Contexture of the Second of the Contexture of the Second of the Contexture of the Second 1 (d) o (d) graunow reventing the grand vi-tation of yrabilized with here obtaining in the intervention of the second "the " that " 536-07-0568 Clevely inst. Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to eficiary or order and made by grantor, the final payment of principal and interest hereof, if not sounce paid, to be due and payable 11564 30 . 1998 negatively or order and made by grantor, the final payment of principal and interest hereof, if not sounce paid, to be due and payable. Let  $f_{1} = -2$ ,  $f_{2} = -2$ ,  $f_{2} = -2$ ,  $f_{2} = -2$ ,  $f_{2} = -2$ . 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 within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alignated by the grantor without first having trained by the beneficiary, then, at the beneficiary's option, all obligations secured by this instrument, irrespective, of the maturity dates preserve witten consent or approval of the beneficiary, then, at the beneficiary's option, all obligations secured by this instrument, irrespective, of the maturity dates preserve therein, or herein, shall become immediately due and payable. ablained the written consent or approval of the beneficiary, then, at the beneficiary's option, all expressed therein, shall become immediately due and payable.
 The above described real property is not currently used for agricultural, timber or grazing purposes. To protect, preserve and maintain said property:
 To protect, preserve and maintain said property in good endition and repair.
 To complete or restore promptly and in good and workmanike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor.
 To complet with all laws, onlinances, refulations, concentratis, conditions, and restriction affecting said property: if the building or monore or officer, at any provide and to pay for films such so the cost of all lien searches against to be on the building needs to the beneficiary and provide and continuous by films officers or searching agencies at the beneficiary and provide and continuous by films officers or searching agencies at the beneficiary and provide and continuous by films officers or searching agencies at the beneficiary and provide and continuous by films officers or searching agencies at the beneficiary and provide and continuous against loss or damagits acceptable to the headred set the beneficiary and so the detires aid policies for the beneficiary and so the detires and policies for the beneficiary as soon as insured. If the grantor shall fail for any reason to the beneficiary and promite secured hereby and in such order as beneficiary and promotes concentres the same at grantor 2 schement.
 To keep released to grantur. Such application or release that may be levied or usersted upon or against said advertee or invalue and other charges that may be levied or usersted upon or against said restriction thereon: [c] join in any subordination ar other agreement affecting this deed or the lien or charge thereof: [d] reconvey, withitui warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or the property. The grantee in any receivals therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustee's flees for any of the services mentioned in this paragraph shall be not less than S5. mentioned, either in proston, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indecidents thereby secured without regard to the adequacy of any security or any part thereof, in its own name sue or otherwise collect the rents. Issues and profits, including those part due and collection, including reasonable attorney's fees subject to paragraph 7 hereof upon any indebtedness secured hereby, in such order as beneficiary may determine. including reasonable attorney's fees subject to paragraph 7 hereof upon any including reasonable attorney's fees subject to paragraph 7 hereof upon any indubitedness secured hereby, 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 fire and other insurance policies or application or awards for any taking or damage of the property and the compensation or awards for any taking or damage of the property of any inclusion of awards for any taking or damage of the property of any inclusion of awards for any taking or damage of the property of any inclusion of any and there of a software of any inclusion and taking possible in such and the such and any action of any inclusion of any inclusion any any any any any and the any and taking or diversion and if the above at any proceed to foreclose this trust deed in equity, as a mortgage in the beneficiary may proceed to foreclose this to indeversion may proceed to foreclose this to into secure the use shall execute and place in the intervent of adjuit and his election to sell the sald and cause to be recorded his written notice of fore thereof a then required by trustee shall fix the time and place of suce any provided by ORS 86.760, may proceed to foreclose this trust of defore the date reader of the any intervery in the objection of the any intervery in the objection of the instance shall be readered and the objection secure thereby including the proceed to fore the salt of the salt any time prior her persons to privileged by ORS 86.760, may pass and the instance of the adjuit of the 

search as well as the other costs and expenses of the induce with this obligation. 7. To appear in and defend any action or proceeding parporting to affect the 7. To appear in and defend any action or proceeding parporting to affect the proceeding in which the beneficiary or trustee any appear, including any suit, action or security rights or powers of beneficiary or trustee may appear, including any suit for the proceeding in which the beneficiary or trustee may appear, including any suit for the beneficiary's or trustee's attorney's fees provided. however, in case the suit is the beneficiary or the trustee in the prevailing party shall between the grantor and the beneficiary or the trustee then the prevailing party shall be entitled to the attorney's fees herein described; the amount of attorney's fees be nettiled to this paragraph 7 in all cases shall be fixed by the trust court or by the appellate court if an appeal is taken.

It is multually agreed that: It is multually agreed that: It is multually agreed that: It is multually agreed that in portion of the innicit payable all calculated to right of eminent domain or condemnation, beneficiary shall have the right, if it so elects to require that all or any portion of the innicit payable all calculated for elects to require that all or any portion of the innicit payable all calculated for elects to require that all or any portion of the innicit payable all calculated for elects to require that all or any portion of the innicit payable all calculated for expenses and allowney's fees noctastily paid or incurred by grantor in such acypenses and attorney's fees noctastily pay and applied by it first upon any reationable costs and expenses and attorney's fees noctastily in such proceedings, and the balance necessarily paid or incurred by beneficiary in such instruments as shall be necessary applied upon the indebiedness and executes wheth instruments as shall be necessary obtaining such compensation, promptly upon beifficiary's request. Other any time and from time to time upon written request of beneficiary areas of full reconveyance, for cancellation, without affecting the liability of any parson for the payment of the indebiedness reaction, without affecting the liability of any of any map or plat of said property (b) join in granting any easement or creating any

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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 (1) the expenses of sale, including the compensation of the trustee and the assonable charge by trustee's attorney. (2) to the compensation of the trustee of the trust end the trust deed as their interests may subsequent to the interest of their points and (4) the surplus, if any, to the grantor to his successor in interest entities of the trustee of the trust end of the trustee of the subsequent to the interest of their points and (4) the surplus, if any, to the grantor to his successor in interest entitle of the beneficiary may from time to time appoint a successor or successor for an end of the state of the any trustee there in or to any successor frustee anceessor trustee, the latter shall be vested with all title, powers and approximent to the superior in the state of the trust event of the county or counties on the substitution shall be made by write the state executed by here for any resonation of the substitution shall be made by write the instrument executed by here for the county or counties in which the office of the County. Clerk or Recorder of the county or counties in which the office of the County. Clerk or Recorder of proper appointment of the successor rustee. 17. Trustee accessis this trust when this deed, duy executed and acknowledged

property is situated, shall be concursive proof of provident and acknowledged institute. The state accepts this inst when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not obligated to notify any barry hiereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

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 titled thereto 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, or the United States or any agency thereof. NOTE:

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Beneficiary alflixed.	•
Fon Fon Preconderts use Witness my hand and seal of Witness my hand and seal of	
SPACE RESERVED OF as file/reel number 93230	
Grantor 1985	
I certify that the second on the	
County of Klamath	:
TRUST DEED	
Do not lose or destroy this Trust Deed OR THE NOTE which is secures. Both must be delivered to the frustee for concellation before reconveyource will be made.	
Boneficiary	• •
PATED:	•
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 reconvegance and documents to	
said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you	ŕ
The undersigned is the left of the secure of the forest secured by the forestof frust deal of a left of the forest secure of T	
TO: REQUEST FOR FULL RECOVERANCE	
annexed instrument, execute the same; that affiant subscribed MF name reto as a witness to said execution COMMISSION EXPIRES 4-3-112,0	gug.
Lides at 64 GMXDR/M MWG. LATR 4. Co be the person described in, and A to be the person described in, and annexed instrument, execute the within annexed instrument, execute the same; annexed instrument, execut	מטא
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subscribed to the within instrument a witness thereto. Who being by me	SE ST
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http://www.meisigned. A Notary Public in and	гус ОУ
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beneficiary MUST comply with the Act and Regulation by making required disclosures. If compliance with the Act and required, disregard this notice.	
the applicable and the beneficiary is a creditor of segulation Z, the	
* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is	
If you did not receive a Property Report prepared pursuant to the rules and regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development, in advance of your signing the contract or agreement, this contract or agreement may be revoked at your option for two years from the date of signing.	
IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written. You have the option to cancel your contract or agreement of sale by notice to the seller until midnight of the seventh day following the	
masculine gender includes the feminine and the neuter, and the singular number includes the plural.	
This deed applies to, inuces to the benefit of and binds all parties hereto, their heirs, legatess, devisees, administrators, execu- tors, personal representatives, successors and assigns. The term beneficiery shall mean the bolder and averages	
(a)* primarily lor grantor's personal, family, household or agricultural purposes (see important flotice below), (b) for an organization, or (even if grantor is a natural persoh) are lor business or commercial purposes other than agricultural purposes.	
The grantor warrants that the proceeds of the loan representation by the down described note and this trust deed are: /	
and that he will warrant and lorever defend the same against all persons whomsoever.	

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