

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in Klamath County, Oregon, described as:

Lot 18 in Block 32 of Tract 1184-Oregon Shores-Unit 2-1st Addition as shown on the map filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County.

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1862. It is a message of condolence to the people of the State of California, who have been afflicted by a severe drought and famine. The President expresses his sympathy for the suffering and his hope that the Congress will take prompt action to relieve the distress.

beneficiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable NOV 20th 1998 Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable in the within described property, or any part thereof, when interest therein is due, stated above, on which the final installment of said note becomes due and payable, as herein obtained the written consent and approval of the beneficiary. In, at the beneficiary's option, to be sold, conveyed, assigned or otherwise disposed of, as the beneficiary may think proper, and the proceeds thereof to be paid to the beneficiary, or to the order of the beneficiary, as herein expressed therein, or herein, shall become immediately due and payable.

2. To complete or restore promptly and in good and workmanlike building or improvement which may, by reason of fire, flood, or any other cause, be damaged or destroyed, and not to permit any waste of said property.

10. Upon any default by grantor hereunder, beneficiary may, at any time with-
out notice, either in person, by agent or by a receiver to be appointed by the court,
without regard to the above, cause the property of grantor to be sold or otherwise
disposed of, and the proceeds thereof to be paid to beneficiary, to satisfy the obli-
gation of grantor hereunder.

The beneficiary with loss payable to the latter; written in companies acceptable to the beneficiary as soon as insured, if the grantor shall fail to secure any such insurance and to

11. The entire amount of the attorney's fees subject to paragraph 7 hereof upon any indebtedness secured hereby, in such order as beneficiary may determine.

12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, any

any part of such taxes, assessments or other charges become past due and promptly deliver receipts therefor to beneficiary; should the mortgagor fail to make payment of any taxes, assessments, interest or charges payable, he shall be deemed to have authorized the trustee to foreclose this mortgage in order to pay the same, and the trustee, in the event of such default, may, without notice, advertise and sell the property mortgaged hereunder, and the proceeds of such sale shall be applied to the payment of such taxes, assessments, interest and charges, and the balance, if any, shall be paid to the mortgagor or his heirs, assigns or estate.

13. Should the beneficiary elect to foreclose by advertisement after default at any time prior to the date of the trustee's sale, the beneficiary shall be deemed to have waived its right to foreclose by advertisement and shall be deemed to have elected to foreclose by deed in accordance with the provisions of ORS 86.740.

To pay all costs, fees and expenses of this trust including the cost of suit,
and attorney's fees not exceeding \$50 each) either than such portion of the principal
as would not then be due had no default occurred, and thereby cure the

14. All other provisions of the instrument shall remain in full force and effect.

the purchaser its deed in full payment of the purchase price of the lots or parcels at auction to the grantor or his attorney-in-fact, without any covenant or warranty, express or implied. The receipt or acknowledgment of the purchaser shall be conclusive evidence of the facts stated herein.

mutually agreed that: [REDACTED] and [REDACTED] of the [REDACTED] of sale to payment of (1) the expenses of sale, including the compensation of the trustee and a reasonable charge by trustee's attorney, (2) the obligation secured by the trust deed, (3) in all persons having any subsequent to the interest of the [REDACTED]

and expenses and attorney's fees, both in the trial and appellate courts, upon the withdrawal in such proceedings.

17. Trustee accepts this trust when this deed, duly executed and acknowledged, shall be conclusive proof of proper appointment of the successor trustee.

of said described real property and has a valid...

Authorized to do business under the laws of Oregon or the United States, a life insurance company authorized to insure in this state, its subsidiaries, affiliates, agents or branches, or the United States or any agency thereof.

1. The first part of the document is a letter from the President of the United States to the Secretary of the Navy, dated 1890. The letter discusses the appointment of a new Secretary of the Navy and the importance of the position. The President expresses his confidence in the Secretary and his hope that the Secretary will be able to carry out his duties with honor and efficiency.

and that he will warrant and forever defend the same against all persons whomsoever.

13709

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, household or agricultural purposes (see Important Notice below);
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes other than agricultural 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 secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

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 signing of the contract or agreement.

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.

* 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 or 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. If compliance with the Act not required, disregard this notice.

Rogue M. Manibusan
SS # 586-03-0674

witnessed by Alan Lee

TERRITORY OF GUAM

CITY OF AGANA

SS

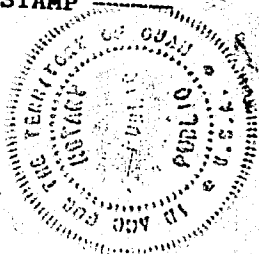
On AUG. 19, 1988 before me, the undersigned, a Notary Public in and for the Territory of Guam, personally appeared ALAN E. LEE known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposed and said: That HE resides at 109 SGT. PEDRO AGON STREET; that HE was present and saw ROQUE MANIBUSAN personally known to HIM to be the person described in, and whose name is subscribed to the within and annexed instrument, execute the same; and that affiant subscribed HIS name thereto as a witness to said execution.

Signature: *[Signature]*

FOR NOTARY SEAL OR STAMP

ROMAN C. PEL
NOTARY PUBLIC

In and for the Territory of Guam U.S.A.
My Commission Expires: July 31, 1993



TO:

To be used only when obligations have been paid.

Trustee

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 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:

19.....

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 21st day of Nov., 1988, at 10:53 o'clock AM, and recorded in book M88 on page 19708, or as file/reel number 94099.

Record of Mortgage of said County. Witness my hand and seal of County affixed.

Evelyn Biehn
County Clerk

AFTER RECORDING RETURN TO

A.T.C.

Evelyn Biehn
County Clerk

\$13.00

By *[Signature]* Notary Public Deputy