94365 DEED OF TRUST AND	ASSIGNMEN	OF RENTS	<u>88</u> Pag	Je
	DATE FUNDS T	ISBURSED AND INTERE	T BEGINS AC	COUNT NUMBER
	GRANTORISI	12/2/88		<u>,,,,,</u>
ENEFICIARY	含4的空茶 医感觉器	LEE SULLIN	AN	Age: janu
TRANSAMERICA FINANCIAL SERVICES	(2) MONA J	. SULLIVAN		Age:
DDRESS: 707 MAIN STREET P.O. BOX 1269	ADDRESS: RT	. 1 BOX 32	3 M	¥ππi ⊒tiπi
ITY:KLAMATH FALLS, OR 9/601	CITY: BONA	NZA, OR 9	7623	<u>¢</u>
THIS DEED OF TRUST SEC	e e	curing the payment of	of a Promissory	base Seed year year Note of even date in the
by this Deed of Trust, the undersigned Grantor (all, in more than one) for principal sum of \$32888.77 from Grantor to Beneficiary named above the following described property situated in the State of Oregon, County, of	KLAMATH T			•.
Do not loss or destroy. This Deel of Trust must be delinered	By			
	Βy			
			gas, electric, ve	ntilating, refrigerating and
Together with all buildings and improvements now or hereafter erected the second secon	hereon and heating the purpose of thi	Deed of Trust, shall	be deemed fixt	ures of the property above
described, all of which is received to not currently used for agricultural, tim	aber or grazing pu	rposes.		
TO HAVE AND TO HOLD said land and premises, with all the rights, p	urposes following,	nd none other. pr or		
TG HAVE AND TO HOLD said land and prefines and for the uses and pu- diministrations differences assigns, upon the trusts and for the uses and pu- trangle being of Lung, generating to Aun pole and profile of all premi Grantor, also, assigns, to Beneficiary, all rents, issues and profiles of said premi of the premises, during continuance of default hereunder, and during contin of the premises, during continuance of default hereunder, and during security for	ises, reserving the r nuance of such def	ght to collect and use fult authorizing Benef	the same with o iciary to enter u lawful means	pon said premises and/or to
of the premises, during continuance of a dequacy of any security for collect and enforce the same without regard to adequacy of any security for	of Grantor contain	red berein: (2) Paymer	nt of the princip	al sum with interest thereon
at the agreed rate in accordance will the terms and the before maturity.	or as extended or	rescheduled; (3) raym	ent of any uder	the Repeticiary shall not be
thereon at the agreed rate, as may be internation any amount; (4) The payment of	f any money that	may be advanced by t	with the covenan	ts of this Deed of Trust.
thereon at the agreed rate, as may be hereatter to ment of the payment of obligated to make any additional loan(s) in any amount (4) The payment of with interest thereon at the agreed rate, where invisich advances are made to all payments made by Grantor(s) on the obligation secured by this Deed of All payments made by Grantor(s) on the obligation secured by this Deed of FIRST. To the payment of taxes and assessments that may be levied	Trust shall be app	ied in the following o	der: ance premiums,	repairs, and all other charges
All payments made by brandol so that is a sessments that may be levied and expenses agreed to be paid by the Grantor(s).	and assessed again	it said premises, insur		213
SECOND: To the payment of the interest die on and		AT BOTTLAS		eneficiary's favor against fire
THIRD: To the payment of principal. A VIA TO PROTECT. THE SECURITY_HEREOF, GRANTOR(S). COVENANTS. and such other casualties as the Beneficiary may specify, up to the fill amounts, and in such companies as Beneficiary may from time to time amounts, and in such companies as Beneficiary may from time to time amounts.	value of all improve	ements for the protect	tion of Benefic erefor, properly	ary in such manner, in such endorsed, on deposit with
amounts, and in such companies as best expenses of collection; shall, at I Beneficiary and that loss proceeds (less expenses of collection; shall, at I	Beneficiary's optio	tinuance of any proce	edings to forecl	ose this Deed of Trust. In the
event of Foreclosure, all rights of the Grander that m	nav accrue against	the above described p	childen, or	a Lafore the day fixed by
secured hereby, or upon the interest of accrue thereon, the official receipt law for the first interest or penalty to accrue thereon, the official Repeticiary	of the proper off	ther electing to decla	re the whole ind	abtadance secured hereby du
event of default by Grantor(s) under a algorithmen shows provided for a	and pay the reason	able premiums and ch	arges unerer the	
and collectible or not), may (a) effect the thereast and (a) such disburs	sements shall be ad	ded to the unpaid bai	mice of mice	ation secured by this Deed o
and collectible of not), may (a) enter an enter and collectible of not), may (a) enter a sessments without determining the validity thereoft and (c) such disburs assessments without determining the validity of payment at the agreed rate. Trust and shall bear interest from the date of payment at the agreed rate.	sements shall be ad (4) To keep the bu e of said premises	ildings and other impli- contrary to restriction	ovements now e	ation secured by this Deed o existing or hereafter erected if ontrary to laws, ordinances o ing the premises, to complet
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to (9) Should Thustor sell, convey: training of dispose of, or further oncumber said property, or any part thereof, without the written consent of Beneficiary being current and and obtained, then Beneficiary shall have the right, at its option, to declare all sums secured hereby forthwith due and payable.

(11) Invalidity of unenforceability of any provisions herein shall not affect the validity and enforceability of any other provisions, bather and any other provisions, bathered and a provided by law. Trustee and be any provision of pending and any other provision of pending any bathered of and acknowledged is made a public record as provided by law. Trustee is not obligated for any other and the address provided by law. Trustee is not obligated of any other address and of any other provisions, bathered and acknowledged is made a public record as provided by law. Trustee is not obligated for any other address and of any other address and othered and acknowledged is made a public record as provided by law. Trustee is not obligated for any other address and othered any other address and othered and acknowledged is made a public record as provided by law. Trustee is not obligated for any other address and othered any other address and othered any other address and othered and acknowledged is made a public record as provided by law. Trustee is not obligated and the address and othered and othered and acknowledged is made a public record as provided by law. Trustee is not obligated and the address and othered and othered and acknowledged is made a public record as provided by law. Trustee is not obligated and the address and othered and acknowledged is made a public record as provided by law. Trustee is not obligated and the address and the address and othered and acknowledged is made a public record as provided by law. Trustee is not obligated and the address and acknowledged is any lotter and acknowledged is made a public record as provided by law. Trustee is not obligated and acknowledged is any lotter and acknowledged is any lo

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15-361 (REV. 9-34)



EXHIBIT "A"

PARCEL 1: All of Lot 27, EXCEPTING THEREFROM the Easterly 18.45 feet thereof, WEST PARK ADDITION TO THE CITY OF KLAMATH FALLS, in the AND All of Lot 28, WEST PARK ADDITION TO THE CITY OF KLAMATH AND ALL OF LOT 20, WEST PARK ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING THERREFROM that Portion conveyed by Deed Volume M-77 at page Beginning at a 1/2" iron pin on the Southeasterly boundary of Lot 29, said WEST PARK ADDITION, said point being 34 feet Northeasterly from the most Southerly corner of said Lot 29; thence Northeasterly along the Southeast boundary of Lots 29 and 28, 46.12 feet to a 1/2 inch iron pin; thence North 15 degrees 59' 26" West 143.40 feet to a 1/2" iron pin; thence Southwesterly along the Northwesterly boundary of Lots 29 and 28 Southwesterly along the Northwesterly boundary of Lots 29 and 20 to a 1/2" iron pin 34 feet from the Northwest corner of said Lot 29; thence South 23 degrees 31, 00" East 145.07 feet to the PARCEL 2: A portion of Section 26, Township 37 South, Range 11 1/2 East of Crease being described of the County of Klamath, State of Oregon, being described as follows: All that portion of the NE 1/4 NE 1/4 lying Northeasterly of STATE OF OREGON: COUNTY OF KLAMATH: 58. Filed for record at request of \_ of <u>Aspen Title Co.</u> A.D., 19 <u>88</u> at <u>4:00</u> o'clock of Nov. of Mortgages FEE \$18.00 P\_M., and duly recorded in Vol. M88 \_\_\_\_\_ on Page \_\_\_\_\_\_ 20154 day Evelyn Biehn County Clerk By Dansen mullindard 2

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