not fare so control this fact. Dead Of the MOIE which it excess And much be deficient to be described for contents, or before acceptance with no most

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 connection with said real estate.

CENTRE PURPOSE. OF SECURING PERFORMANCE of each; agreement of grantor herein contained and payment of the

sum of THIRTY FIVE THOUSAND AND NO/100 ---- WITH RIGHTS TO FUTURE ADVANCES AND

RENEWALS:

Dollars with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, it not sooner paid, to be due and payable that the ANNUARY. Society of 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 lirst having obtained the written consent or approval of the beneficiary, then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or to protect the security of this trust deed dead by the instrument, irrespective of the maturity dates expressed therein, or to protect the security of this trust deed dead by the instrument is the security of this trust deed.

sold, conveyed, assigned or alienated by the grantor without itst hethen, at the beneficiary's option, all obligations secured by this instrust 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 sood condition and repair; not to remove or demolish any building or improvement thereon, not to commit or permit any waste of said property.

2. To complete or, restore promptly and in good and workmanlike immener any building or improvement all oats incurred therefor.

destroys with all laws, ordinances, regulations, covenants, conditions and restrictions altecting said property; if the beneficiary so request, to foin in descenting such innancing, statements pursuant, to the Unitorn Commercial Code as the beneficiary may require and to pay for tiling same in 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 beneficiary.

4. To provide and continuously maintain insurance on the buildings and search that it is a submitted to the beneficiary with loss payable to the latter; all policies of insurance shall be delivered to the beneficiary as soon as insured; if the grantor shall all for any reson to procure my such made in the procure of the state of the beneficiary with loss payable to the latter; all policies of insurance shall be delivered to the beneficiary as soon as insured; if the grantor shall all for any reson to procure my such insurance and to deliver said policies to the beneficiary with loss payable to the alter; all policies of insurance now or hereafter placed on said buildings, the beneficiary, may procure the same at grantor's spranse. The amount to collected, only policy of insurance now or hereafter placed on said buildings, the beneficiary, may procure the same at grantor's spranse. The amount is collected under any life of other insurance policy may procure the same at grantor's spra

It is mutually agreed 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, il 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 aftorney's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it first upon any reasonable costs and expenses and aftorney be beneficiary in such proceedings, and these costs and expenses and aftorney be excluding the proceedings, and the state of the proceedings and the secured therefore any granton as a shall be necessary in obtaining such companion of the payable to the such actions and the state of the proceeding promptly upon beneficiary's request.

9. At any time and from time to time upon written request of beneficiary, payment of its less and presentation of this deed and the note for endorsement (in case of full reconveyances; for cancellation), without affecting 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 allecting this deed or the lien or charge thereol; (d) reconvey, without warranty, all or any-part of the property. The trantee in any reconveyance may be described as the "person or persons legally entitled thereto," and the recitals therein of any matters or lacts shall be conclusive proof of the truthulness therein of any matters or lacts shall be conclusive proof of the truthulness therein. Trustee's lees for any of the services mentioned in this paragraph shall be not less than \$5.

"O. Upon any delault 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 prolits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's lees upon any indebtedness secured hereby, and in such order as beneficiary may determine.

"It he entering upon and taking possession of said property, the collection of such rents, issues, and prolits or the proceeds of lire and other insurance policies or compensation or awards for any taking or damage of the insurance policies or compensation or awards for any taking or damage of the purposity, and the application or release thereof as aloresid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

Will 11. 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 beneficiary may declare in equity as a morting to or may direct the trustee to forcelose this trust default or may proceed to forcelo

is the time and place-of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.735 to 86.795.

13: After the trustee has commenced foreclosure by advertisement and sale, and as any time prior to 5 days before the date the trustee conducts the sale, the giantor or any other person so privileged by ORS 86.753, may cure the delault or delaults. It the delault consists of a failure to pay, when due, sums secured by the trust deed, the delault may be cured by paying the entire amount due at the time of the cure other than such portion as would not then be due had no delault occurred. Any other delault that is capable of being cured may be cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing the delault or delaults, the person electing the cure shall pay to the beneficiary all costs and expenses, actually, incurred in enforcing the obligation of the trust deed by law. It of the work of the cure shall pay to the beneficiary all costs and expenses, actually, incurred in enforcing the obligation of the trust deed by law. It of the cure shall pay to the beneficiary all costs and expenses, actually, incurred in enforcing the obligation of the trust deed by law. It of the content of the highest bidder for cash, payable at the time of sale may be obtained in the notice of sale or the time to which said sale may be one of the content of 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 paymen of (1) the expenses of s

NOTE: 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 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 to and will serve to an advanced to a serve to an advanced to a serve to a serve to an advanced to a serve to a serve to an advanced to a serve to	n the benericia erty and has	ry and those class valid; unencum	bered title thereto	
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