M No. 881—Oregon Trust Deed Series—TRUST DEED.	ASDON 330 TRUST DEED	59 Vol m89	Page 89 atween	
96328 THIS TRUST DEED, made thi STEVEN A. WILSON	sday of	January	, 19; Detween	
THIS TRUST DEED, MALE STEVEN A. WILSON	s		, as Trustee, and	
Grantor, ASPEN TITLE & E NATALIE A. O'MARA	SURUW, INC.		,	
s Beneficiary, Grantor irrevocably grants, bar	WITNESSETH	: trustee in trust, with p	ower of sale, the property	
Grantor irrevocably grants, bar KLAMAIH Lots 7 and 8, Block 7, in the County of Klama	tr, Oregon, described as: TRACI NO. 1039, th, State of Oreg	YONNA ₩OODS UNI on•	ī #2,	
in the county of any				
together with all and singular the tenemer now or hereafter appertaining, and the rer	nts, hereditaments and appurter	ances and all other rights t ad all fixtures now or hereait	hereunto belonging or in anywis er attached to or used in connec	e
now of hereid real estate.	RING PERFORMANCE of each		· · · · · · · · · · · · · · · · · · ·	
sum of $E16\pi1$ intro (\$8,000.00	neticiary or order and made by	grantor, the tinal payment	b the final installment of said no	ote be
note of even date herewith, payable to be not sooner paid, to be due and payable The date of maturity of the debt s becomes due and payable. In the event t sold, conveyed, assigned or alienated by or the beneficiary's option, all obli-	at maturity of his ecured by this instrument is the the within described property, of the within described property, of the within described property, of	date, stated above, on which r any part thereof, or any is ing obtained the written con-	a the line is sold, agreed to nterest therein is sold, agreed to sent or approval of the beneficia turity dates expressed therein.	ry, or
becomes due and purple sold, conveyed, assigned or alienated by sold, conveyed, assigned or alienated by then, at the beneficiary's option, all obli- then, at the beneficiary's option, all obli-	gations secured by this instrume payable.	ant, mespection	any restriction thereon; (c) join in	any arge
r herein, share - the security of this tru	ist deed, granton de condition su	bordination or other agreement pereol; (d) reconvey, without wars entee in any reconveyance may antee in any reconveyance the te	anty, all or any part of the person or per be described as the "person or facts citals therein of any matters or facts	sons
and repair; not to permit any waste of said proper not to commit or permit any waste of said proper 2. To complete or restore promptly a 2. To complete or restore promptly a	and in good and damaged or be hay be constructed, damaged or be	conclusive proof of the training rvices mentioned in this paragraph	shall be not less than 55. grantor hereunder, beneficiary may at grantor hereunder, by a receiver to be	any ap-
3. To comply with an said property; i tions and restrictions affecting said property; i	suant to the Uniform Commer-	binted by a court, and without a binted by a court, and without a be indebtedness hereby secured, e	nter upon and take possession of salu- nter upon and take possession of salu- and take possession of salu- nter upon and take possession of salu- salu- salu- nter upon and take possession of salu- anter upon and take possession of salu- take possession of salu- take possession of salu- take possession of salu- salu- take possession of salu- take possession of salu-	rents,
form in Code as the beneficiary may require a the proper public office or offices, as well as the proper public officers or searching agencies as may be filing officers or searching agencies as may be appeared on the searching agencies as may be	ay be deemed desirable by the	sues and profits, including those sues and profits, including those ess costs and expenses of operation sey's tees upon any indebtedness sey's tees upon any indebtedness	in and collection, including reasoner secured hereby, and in such order as	bene-
4. To provide and commise now or herealter erected on the said premise and such other hazards as the hereficial Su	s against loss of time require. in white time loss of the second	11. The entering upon a	d profits, or the proceeds of the and	of the
policies of insurance shall be used to pr	t litteen days prior to the expira-	waive any delault or notice of c pursuant to such notice.	ntor in payment of any indebtedness s	ecured of the
tion of any policy of insurance non at the beneficiary may procure the same at	policy may be applied by benefi- policy may be applied by beneficiary	hereby or in this pet to such pays	immediately due and payable. In immediately due and payable, in the	st dee
ciary upon any indebtedness setured to franton	Such application or release shall be bereinder or invalidate any	in equity as a mortgage of dire advertisement and sale, or may	direct the trustee to pursue have. In the which the beneliciary may have, In the	ciary C
act done pursuant to such notice. 5. To keep said premises free from 5. To keep said premises that r	construction liens and upon or nay be levied or assessed upon other	the beneficiary elects to foreclose	ise to be recorded his written by the ob	ligatio
taxes, assessments before any part of against said property before any part of charges become past due or delinquent and charges become past due the grantor fail to m	promptly deliver receipts the assess- take payment of any taxes, assess-	notice thereof as then required in ORS	86.735 to 86.795. s commenced foreclosure by advertisen	nenta lucisi
by direct payment or by providing may, at	its option, make put note secured	sale, and at any other sale, the grantor or any other	default consists of a failure to pay, pa	ying
hereby, together with the obligation hereby, together with the added to and become trust deed, shall be added to any rights	a part of the debt of any of the arising from breach of any of the	sums secured by the trust de entire amount due at the time entire amount due had no delau	of the cure other than sould that is c t occurred. Any other default that is c t endering the performance required to tendering the performance to curing the d	apable inder leiault
covenants hereof and for such as well as the erty hereinbefore described, as well as the	he grantor, shall be obligation herein e payment of the obligation with-	obligation or trust deed. In defaults, the person effecting	the cure shall pay to the brightion of the t in enforcing the obligation of the t	rust o provi
described, and all such payments and described, and the nonpayment thereof sh out notice, and the nonpayment thereof sh	all, at the option of the payable and d immediately due and payable and	together with trustee's and all	shall be held on the date and at the	time sale
6. To pay all costs, lees and costs of title search as well as the other costs	and expenses of the trustee's and attorney's bligation and trustee's and attorney's	place designated in ovided by be postponed as provided by in one parcel or in separate	law. The truster shall sell the parcel of parcels and shall sell the time of sa	le. Tr
tees actually incurred. 7. To appear in and defend any 7. To appear in an onwers of he	neticiary or trustee; and in any suit,	shall deliver to the purchase shall deliver to sold, but w	thout any covenant or warranty, cap thout any matters of lact shall be concl d of any matters, but the trustee, bu	usive t incl
action of the toreclosure of this benelic	iary's or trustee's attail cases shall in	of the truthfulness thereof.	may purchase at the sale. may purchase at the powers provided her is pursuant to the powers provided her	ein, ti of sal
any suit for the forefoat, the benefic cluding evidence of title and the benefic mount of attorney's fees mentioned in fixed by the trial court and in the even decree of the trial court, frantor lurthe decree of the trial adjudge reasonable pellate court shall adjudge reasonable.	t of an appear north sum as the ap r agrees to pay such sum as the ap as the beneficiary's or trustee's attor as the beneficiary's or trustee's attor	cluding the compensation of	ion secured by the trust deed. (3) to	in the
ney's ites on such appeal.	that said property shall be take	n deed as their interests may surplus, if any, to the grat	appear in this successor in interest enti-	or or
under the right of change that all	or any press of the amount require	ed 16. Beneliciary may ed 16. Beneliciary may or sors to any trustee named	herein or to any successor truster of t	the su
as compensation for such taking, as compensation for such taking, expenses to pay all reasonable costs, expenses	and attorney's fees incoheneliciary at ngs, shall be paid to beneliciary at ngs, shall be paid to beneliciary at	es, trustee, the latter shall be	and or appointed hereunder. Each such	, bene
applied by it first upon any reasonants both in the trial and appellate courts ficiary in such proceedings, and the	, necessarily paid of the indebtedn balance applied upon the indebtedn t its own expense, to take such active t its own expense, to braining such co	ess and substitution when recorded in which the property is situal of the successor trustee	ted, shall be conclusive proof of post- ted, shall be conclusive proof of post- ted, this trust when this deed, duly this trust when this deed, hy law. T	execut rustee
and execute such instruments as shares pensation, promptly upon beneficiary's	to time upon written request of be	for acknowledged is made a obligated to notily any p	 this trust when tails by law. T public record as provided by law. T atty hereto of pending sale under any proceeding in which grantor, benefici proceeding in which grantor, benefici ch action or proceeding is brought by in 	other ary of trustee
endorsement (in case of full reconveys	syment of the indebtedness, fluste	in shall be a party unless su	arty hereto of periods and and an and a proceeding in which and an anter proceeding is brought by the chart of the Oregon State Bar, a bank, the insurance company authorized to insurante company authorized to insurante escow agent licented under ORS 686.5	trust
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The grantor covenants and agrees fully seized in fee simple of said describe		d those claiming under him, that he is law- d, unencumbered title thereto
None		
totototomittanana da and farman da	ford the come officient all marks	na whomeoever
and that he will warrant and forever de	tend the same against all perso	ons whomsoever.
The grantor warrants that the proceeds of (a)* primarily for grantor's personal, fam (b) for an organization, or (even if gran	ily or household purposes (see Impor	tant Notice below),
		ir heirs, legatees, devisees, administrators, executors
personal representatives, successors and assigns.	The term beneficiary shall mean the ficiary herein. In construing this dee	holder and owner, including pledgee, of the contrac d and whenever the context so requires, the masculing
IN WITNESS WHEREOF, said	grantor has hereunto set his ha	nd the day and year first above written.
* IMPORTANT NOTICE: Delete, by lining out, whicheve		wen a Wilson
Information Notice: Delete, by ining out, whichever not applicable; if warranty (a) is applicable and the l as such word is defined in the Truth-in-Lending Act	beneficiary is a creditor STEVE	VA. WILSON
beneficiary MUST comply with the Act and Regulati disclosures; for this purpose use Stevens-Ness Form N	on by making required	
If compliance with the Act is not required, disregard		
If the signer of the above is a corporation,	BERARD M. DONOVAN	
use the form of acknowledgement opposite.)	SAN DEGO COLATTY Y CUBYESSION EXP. APR. 6,1992	
STATE OF SECON, CALIFORNIA	STATE OF OREGO	
County of SOU DIE 60) ss.) County of) ss.)
This instrument was acknowledged before		acknowledged before me on
January J . 19 89, by		····
4049		
person m. Na	AWE	······································
Notary Public f	or OXXXXX IFONRTA Notary Public for Ore	gon (SEAL
My commission expires: H-6-	1995 My commission expire	
My commitsion expires: 4-6-	1992 My commission expire	
My committeion expires: 4-6-	REQUEST FOR FULL RECONVEYANCE	25:
	REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been	25:
TO:	REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been 	pcid.
TO:	REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been 	poid. the foregoing trust deed. All sums secured by said
TO: The undersigned is the legal owner and h trust deed have been fully paid and satisfied. Y said trust deed or pursuant to statute, to canc	REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been 	poid. the foregoing trust deed. All sums secured by sai to you of any sums owing to you under the terms o tred by said trust deed (which are delivered to yo
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