	TRUST DEED TO CONSUMER FINANCE LICENSEE 27th January	, 1989, between
THIS TRUST DEED, made		, as Grantor
	Aspen fitle Company	, as Trustee
·	Credithrift of America, Inc.	, as Beneficiary
nd	WITNESSETH:	Klamath
- to see the grants his	argains, sells and conveys to trustee in trust, with power of sale, the prop	erty in
County, Oregon, described as:		
	and the second	
R 2409 030DB 03500	$e^{-i\omega t/2}$, which is the property of the set of th	ng an an an an an an Arthur an Arthur An Anna an Anna
R 2409 030DB 03600	$\mathbf{h}_{i}^{(1)}$, $\mathbf{h}_{i}^{($	ja je stalo na stalo Na stalo na s
an La companya di Anglia		math. State of Oregon
Lots 10, 11 and 12	2, Block 26, Crescent, in the County of Kla	
	and a start of the second s The second sec	
		n de la companya de l
	a de la companya de La companya de la comp	
	nements, hereditaments and appurtenances and all other rights thereunto les and profits thereof and all fixtures now or hereafter attached to or us	
to become due and payable on the day of each month thereafter until s	aid note is fully paid; the final installment on said note in the sum of \$	<u>170.03</u> will become due an wiginel amount of said loan is \$5,000
navable on 1/2//94	, 19; said note bears interest at the tone not in excess of \$5	
or less, three percent of the unpaid p month on that part of the unpaid p	that part of the utipart of said note in excess of \$500, but not in excess of \$2 incleal balance of said note in excess of \$3,000, but not in excess bald principal balance of said note in excess of 152,000, but not in excess \$5,000, then instead of the rates of interest just mentioned, the whole a childe principal balance; all installments include principal and interest confire principal balance; all installments include principal and interest	5-of-65,000; however if the origina
-amount-of-sala-loan is in on ite	\$5,000, then instead of the line of the include principal and interest	mount-so loaned shall boar milerost u
the rate of 19.5% por annum on the	-entire principal builder all full or in part may be made at any time.	and, as paid, shall be applied first to
the rate of 19.5% per annum on its interest and then to unpaid principal	hald principal balance of sale flow interest just mentioned, the whole a 65,000, then instead of the rates of interest include principal and interest entire principal balance; all installments include principal and interest ; prepayment of said note in full or in part may be made at any time. e debt secured by this instrument is the date, stated above, on which the e debt secured by this instrument is the date, stated above, on which the	and, as paid, shall be applied first to
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Comply with all laws, ordinan duests, to join in executing such finang the stender coverage in an amou written in companies acceptable to the surance shall be delivered to the ban for for deliver sail of diver policy of insurance i variance shall be delivered to the ban for for deliver sail of diver policy of insurance the latter and to grantor as their interes surance shall be delivered to the ban for for deliver sail of diver policy of insurance to deliver sail of diver policy of insurance the amount collected ymon any inde the anter amount so collected, or any or notice of default hereunder or invy or notice. Such application or release sho ro the could by as beneficiary may determ the entire amount so collected, or any or notice of default hereunder or law such notice. 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It is mutually agreed that:

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It is mutually agreed that: 7. In the event that any portion of all of said property shall be taken under the right of eminent domain, beneficiary shall have the right, if its o elects, to require that all of any portion excess of the payable as compensation for such taking, etc., expenses and attorney's tess necessarily michary and applied by furpon the indebtedness secured beneby! I and grantor agrees, at his own expense, to take such actions and execute such instruments as shall be necessary in obtaining such to and grantor agrees, at his own expense, to take such actions and execute such instruments as shall be necessary in obtaining such to any intervent of the such proceedings, shall be necessarily only upon beneficiarly structure to another Dead of Trust, its mo of any installment of principal or of interest on said indebtedness secured by scatter by this Deed of Trust may pay with legal indebted sessed of Trusts and the accompanying not shall be desared that in the event of such draw of the and its further shall be desared that in the event of such default or should any suit be-commended to forecase slad print Deed of Trust may pay with legal indebtedness secured by this Deed of Trust may bay suit be-commended to forecase slad prior Deed of Trust then than becompanying not shall be desared that in the event of such default or should any suit be-comended to forecase slad prior Deed of Trust then than where or holder of this Deed of Trust and the note to endorsement in case of any recomend of the stand the note to endorsement in this default or the space of the space of the space of the appreciation of the standed to forecase is a stand the note to endorsement in the scale that and from time domain the note to endorsement in the scale to the making of any map or plat of said properiors (b) join in agranting any easement or creating any recing this deed or (b) join in granting any easement or creating any recing this deed or the lieen or charge thereol: (d) reconvey, withou

The trust deed and a social number of there by other than such por-tion of the promethal account on them be due had no default occurred, sinall be dismissed by the trustee. 14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale. The trustee min sell sald proper-ty either in one parcel or in separato performance its ided of normal sell the precedent warranty, express or implied. The recitals in the deed of any marters of fact shall be conclusive proof of the trustee min sell sale process of fact shall be conclusive proof of the trustee min sell sale pro-ress at suction to the highest burchaser its deed in form as required sale. The sell of the recitals in the deed of any marters of fact shall be conclusive proof of the trustee min and sale sale. The trustee min and parcel or in separato provide the sell the pro-son, excluding the property so sold, but without any covenant of son, excluding the trustee, but including the grantor and beneficiary, may burchase at the sale. The trustee, but including the grantor and beneficiary, may burchase at the sale. The shall acroit the broceeds of sale to payment of 10 the obligation secured by the trust deed, (2) to all persons having recorded liens sub-sequent to the interest of their priority antitled to such surplus. The appoint a successor or successor to any trustee named herein or the appoint a successor or successor to any trustee named herein or the appoint a successor to this trust deed and the prior such appoint herein named or boromade by written instrument executed by benefi-tary counties in which the property situates, and be appointed herein the first or boromade by written instrument executed by benefi-tary counties in which the property situates, and be conclusive proof of proper appointment of this trust deed and its place of record, which, when recorded in the office of the recording officers of a suc-tor obligated to notify any party herets of process such appointer and scord

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 laws of Oregon or the United States, a title insurance company or insure title to real property of this state, its subsidiarles, affiliates, agents or branches, or the United States or any agency thereof. The licensee is always the beneficiary. This form not suitable for loans less than \$2,000.

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully selzed in fee simple of said

2595

described real property and has a valid, unencumbered title thereto

DATED

and that he will warrant and forever defend the same against all persons whomsoever. 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. (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, insures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the note secured hereby, whether or not named as a beneficiary herein, in construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural. IN WITNESS WHEREOF, sald grantor has hereunto set his hand the day and year first above written. ack æ 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 as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary should make the required disclosures. (If the signer of the above is a corporation, use the form of acknowledgment opposite.) (ORS 93.490)) 55. STATE OF OREGON, STATE OF OREGON, County of County of ____Klamath , 19____ and Personally appeared the above named Personally appeared who, being duly sworn, each for himself and not one for the other, did say that the former is Jack K. Ramey & Patricia M. Ramey president and that the later is the and acknowledged the foregoing instrument the ____ secretary of _____) voluntary act and deed. their to be . , a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of dir-ectors; and each of them acknowledged said instrument to be its volun-tary act and deed. N -X ((OFFICIAL SEAL) Notary Public for Oregon My commission expires: 1/7/92 animminning, Before me: (OFFICIAL SEAL) 11115 Niller Notary Public for Oregon My commission expires: 127 anonus, 202 0 NOX 1.0.4 1.0.4 1 02 Ø 19 Miselevie Marie levinal de Deputy F, M., and Evelyn Biehn. County Clerk Recording Office CONSUMER FINANCE LICENSER 2594 Witness my hand and seal of County affixed. Beneficiar Grantor I certify that the within instrument was 1 TRUST DEED . 9th page 96960 2. Record of Mortgages of sald County. 89 ő 1 61 Klamath **M89** received for record on the day of <u>Feb.</u>, ¹ o'clack A.T.C. 42**•** or as file/reel number STATE OF OREGON recorded in book Fee \$13.00 Return: 2:57 county of . day of . B at REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. Letre Craff of A grow, Street of Oregon set messen<u>e</u>t 15***** 670**%**) _, 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 то:

have been fully paid and satisfied. You hereby are directed 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. gaavsji

> • **19**, _____ fapel marc carowa Could R. Banda and Rectarding Static

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