FORM No. 881-Oregon Trust Deer		TRUST	DEED	Vol. <u>m89</u>	_Page <u>3255 (</u>
97389		IC		DATUARU	19.89, betwee
KLCK L. INGE	DEED, made this RSOLL AND	IVAIVEL IE X.	T N PEK P		······································
as Grantor, ASPE REAWEST TRIC	N TITLE & ES 7 A NEVA	CROW, INC. DA Conpond	ALON		, as Trustee, ar
as Beneficiary,	. <u></u>	*** * / / / / /	CCETU.		
in KIANLATIA	County,	, Oregon, describ	eu as.		wer of sale, the proper
Dancel	21 BLOCK 3	2 KLAMAT	y Fones	ESTATES	FIRST
ADDITIO	31, BLOCK 3 N KLAMATH	COUNTRY, C	ive con?		
				$w^{(i)} = (w^{(i)})^{(i)} = (w^{(i)})^{(i)}$	
					an an guirean an stàitean s
					eunto belonging or in anyw ttached to or used in conn trained and propert of
diam with cold real estate.	OSE OF SECURING	FERFORMANCE	of each agreen	ent of grantor herein	contained and payment of
(6,841,97) -	SAND CUCIT		Dollars, with in	terest thereon according to the time of the terms of terms	g to the terms of a promiss rincipal and interest hereof
I I to de	us and neverile MARL		· · · · · · · · · · · · · · · · · · ·		. Almost included in and a said I
The date of matur	In the event the will	thin described prope	rty, or any part		e final installment of said r st therein is sold, agreed to or approval of the benelici v dates expressed therein,
sold, conveyed, assigned then, at the beneliciary's	or allenated by the soption, all obligations	s secured by this ins	strument, irrespo	ective of the maturit	v dates expressed therein,
herein, shall become inin The above described	d real property is not cur	rrently used for agricu	ltural, timber or g	razing purposes.	interface and property (b) joi
To protect the sec	earity of this trust deed	d, grantor agrees: erty in good condition	subordination of	other agreement allectin	g this deed or the lien or ch
1. To protect, preserv and repair; not to remove or not to commit or permit any 2. To complete or r manner any building or impu-	demolish any building of waste of said property. estore promptly and in f	good and workmanlike	fhereol; (d) rec grantee in any legally entitled	reconveyance may be de thereto," and the recitals	If or any part of the purpery- scribed as the "person or per herein of any matters or facts" ereof. Trustee's fees for any of e not less than \$5.
destroyed thereon, and pay ""	ineri utat in in in in indultat	tione covenants condi-	services meration	co in man provide the second	t
tions and restrictions affectin	g said property; il the ber ing statements pursuant to	the Uniform Commer-	time without ne	ourt: and without regard i	o the adequacy of any security
join in executing such linanci cial Code as the beneliciary proper public office or office by filing officers or searching	may require and to pay is, as well as the cost of ig agencies as may be de	all lien searches made emed desirable by the	the indebtedness erty or any par	t thereof, in its own nam	e sue or otherwise collect the r
			nev's lees upon	any indebtedness secured	hereby, and in such order as h
now or herealter erected on and such other hazards as to an amount not less than \$				entering upon and takin ch rents, issues and profit	d possession of said property, s, or the proceeds of fire and c rds for any taking or damage o
companies acceptable to the nolicies of insurance shall be	e delivered to the benelicit	, such insurance and 10	property, and t		s, or the proceeds of the angle of refs for any taking or damage o bereof as aloresaid, shall not cur ercunder or invalidate any act
il the grantor shall tall for	eneliciary at least fifteen d	lays prior to the expira-	waive any deta	h notice.	and any indebtedness see
the beneficiary may procur	other insurance policy may	y be applied by benefi-	hereby or in hi	s performance of any agree	the and equable in suc
ciary upon any indepretation	ol beneficiary the entire	amount so collected, or	event the bene	morteage or direct the tr	ustee to foreclose this trust dec
not cure or waive any uch	otice.	. there and to hav all	execute and cau	ise to be recorded his writ	ten notice of delault and his ele
5, 10 Keep sald pro-	charges that may be levi	menermonte and other	thereof as ther	required by law and pr	need to foreclose this trust de
charges become past due of	rantor tail to make payme	ont of any taxes, assess-	13. Sho	uld the beneficiary elect for	loreclose by advertisement and
by direct payment or by	providing beneficiary with ciary may, at its option,	h funds with which to make payment thereof,	trustee for the ORS 86.760, t	ney pay to the beneficiary	or his successors in interest, re
and the amount so paid, with	bligations described in par-	agraphs 6 and 7 of this	s tively, the entr obligation secu	red thereby (including, cos	ts and expenses actually incurr
trust deed, without waiver	ch payments, wth interest	as aloresaid, the prop-	 ceeding the an cipal as would 	nounts provided by mey	trustees mu atterney a the other than such portion of the delault occurred, and thereby re proceedings shall be dismisse
erty hereinbelore described,	bound for the payment of	of the obligation hereif	. the trustee.		it data and at the first
out notice, and the nonpaying	this trust deed immediate	ly due and payable and	f place designation	a provided by law. The	trustee may sell said property
constitute a breach of this to	lees and expenses of this	trust including the cos	t in one parcel auction to the	or in separate parcels an highest bidder for cash,	d shall sell the parcel or parc payable at the time of sale. T a form as required by law conv ovenant or warranty, express c atters of lact shall be conclusive excluding the trustee, but inc.
in connection with of in co		ind surrouting to	the property of plied. The reci	tals in the deed of any manual any manual and the deed of any manual any	covenant or warranty, express c stters of lact shall be conclusive excluding the trustee, but incl at the sale.
-tient the security tights or	wwers of other	man nonene including			
any suit for the foreclosure	d the beneliciary's or trus	fee's afformey's fees, the	shall apply th		o the powers provided herein, f nent of (1) the expenses of sai and a reasonable charge by tr by the trust deed, (3) to all p interest of the trustee in the
				a little surger and a little in the	the state and state and the
pellate court shall sujudge nev's lees on such appeal.			surplus, it any surplus.	, to the granitie of to the	the states may from the
It is mutually age 8. In the event that	domain or condemnation, L	-1 the monine onvobi	e time appoint	a successor or successors a	y law beneficiary may from the b any trustee named herein or t Jpon such appointment, and w latter shall be vested with all
			conveyance to	the successor trustee, in luties conferred upon any	trustee herein named or app
incurred by grantor in su	ch proceedings, shall be y reasonable costs and exp	paid to beneficiary an enter and attorney's lee	hereunder, 134 heinsteument es	ch such appointment and ecuted by beneficiary, co of record, which, when	substitution shall be made by a maining reference to this trust recorded in the office of the C titles in which the property is sit interent of the successor trustee.
both in the trial and apre	late courts, necessarily pairs and the balance applied	d upon the indebtednes	S Clerk or Reco	usive proof of theft.	at a distance as a second of
includy in curve i				union accents this trust	warn and accal any creative
and execute such instrume	nts as shall be necessary beneliciary's request.	in obtaining such ton	ncknowledged	is made a public record	that ante under ony other d
inclut; "hrreby; and grantic and execute such instrume pensation, promptly upon to 9, At any time and licitary, payment of its tee endorsement (in case of tui the liability of any person	nts as shall be necessary beneliciary's request. I from time to time upon and presentation of this	written request of ben s deed and the note lo	e- obligated to r or trust or of a	is made a public record offly any party hereto of	as provided by law. I user pending sale under any other d which grantor, beneliciary or proceeding is brought by trustee

and the second second

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is law-3256 fully seized in fee simple of said described real property and has a valid, unencumbered title thereto

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

13.00

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, execu-tors, 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 so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plurai.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written. * iMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is net 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 MUST comply with the Act and Regulation by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Slevens-Ness Form No. 1305 or equivalent; of a dwelling use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act is not required, disregard this notice. hick L. Ligenoog RICK L. INBERSOIL NANETTE V. INGERSOY (if the signer of the above is a corporation, use the form of acknowledgment opposite.) STATE OF ORECON, CPC. County of VENTURA _____) ss. 20 January , 19 89 . Personally appeared the above named RICK L. INGERSOLL: AND NANETTE V. Personally appeared and who, each being first INGERSOLL duly sworn, did say that the lormer is the president and that the latter is the..... secretary of a corporation, and that the seal attixed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act ment to be. the L. COFFICIAL COMIN Before me: K middletn-Notary Public for Oregon (A) My comprised profession OFFICIAL SEAL GLORIA J. MIDDLETON Notary Public for Oregon (OFFICIAL My commission expires: SEAL) NUTART PUBLIC - OALI-VENTURA COUNTY My Comm. Expires Feb. 26, 1990 UEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. TO:, 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 seid 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 bytyou 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, (FORM No. 881) County ofKlamath..... ESS LAW PUR CO ss. KICK/NANGTTE INGERSOLL I certify that the within instrument was received for record on the <u>22nd</u>day of ... at ...3:12.... o'clock ... P.M., and recorded Granto SPACE RESERVED in book/reel/volume No. ...M89....... on KEAlvest Inc 438 Sucamone Ks S.M. CAR. 90402 FOR page _____3255 _____ or as fee/file/instru-RECORDER'S USE ment/microfilm/reception No....9.7.389., Record of Mortgages of said County. Beneficiary Witness my hand and seal of AFTER RECORDING RETURN TO REALVEST JUC RD 438 SUCAMONE RD County affixed. ...Evelyn Biehn, County Clerk S.M. CAR. 90402 By Quiline Mullenolare. Deputy Santa Monica, Ca. || Fee \$13.00