	COPYRIGHT 1988 STEVENS NESS LAW POB. CO., TOTAL
FORM No. 881—Oregon Trust Deed Series—TRUST DEED.	
	TRUST DEED VOLMES FOR
20TH	day of MARCH 19 89 , between
THIS TRUST DEED, made this	MARCH 19 89 , between AND WIFE
THOMAS A AND VIOLA NEED	", as Trustee, and
as Grantor, WILLIAM P BRANDSNESS	, as Trustee, and
COUTH VALLEY STATE BANK	
as Beneficiary, W	VITNESSETH: and conveys to trustee in trust, with power of sale, the property described as:
Grantor irrevocably grants, bargains, sells a	nd conveys to trustee in the state of the st
in KLAMATH County,	AND MESTERLY OF THE
OF TRACT 2 OF 400 S	SUBDIVISION, LYING SOOTHERE TO THE OFFICIAL
ALL THAT PORTION OF THE NO. 1-B-1A DRAIN	OF KLAMATH PROBLET TO KLAMATH COUNTY, OREGON.
PLAT THEREOF ON FILE IN THE OFFICE C	OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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.

FOR THE PURPOSE

OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the Sum of _____FOUR THOUSAND AND NO/100_____

note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if

APRIL 5 19 91

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
becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be
all conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the herein, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, shall become immediately due and payable.

To protect the security of this trust deed, frantor agrees.

becomes due and payable. In the event the stranton without lirst hav. sold. conveyed, assigned or alienated by the granton without lirst hav. sold. conveyed, assigned or alienated by the granton secured by this instrume then, at the beneficiary's option, all obligations secured by this instrume then, at the beneficiary's option, all obligations secured by this instrume then, at the beneficiary is option of the security of this trust deed, grantor agrees; and repair; not to compile or restore promptly and good and workmanking the control of the security of this trust deed, grantor agrees; and to remain any building or improvement which much be constructed, damaged or manner any building or improvement which much be constructed, damaged or service and thereon, and pay when due to make the constructed, damaged or service and the security and the security of the securit

It is mutually agreed that:

8. In the element that amy portion or all of said property shall be taken under the right of element domain or condemnation, benericiary shall have the under the right of element domain or condemnation, benericiary shall have the right of the monies payable right, it it so elects to require that all or any portson of the monies payable is compensation for such taking, which are in excess of the amount required to pay all results of the proceedings, shall be paid to beneficiary and incurred by pagnific by it first upon any reasonable costs and penses and attorney's fees, applied by it first upon any reasonable costs and penses and attorney's fees, applied by it first upon any reasonable costs and penses and attorney's fees, and the palary in such proceedings, and the balance expense, to take such actions secured fereby; and grantor agrees, at its one expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation promptly upon beneficiary's request, pensation promptly upon beneficiary's request.

It is not trained to the payment of the indebtedness, trustee may 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 affecting this deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of the property. The thereof; (d) reconvey, without warranty, all or any part of the property. The thereof; (d) reconvey, without warranty, all or any part of the property. The property is the property of th

waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

1.2. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, time being of the hereby or in his performance of any agreement hereunder, time being of the hereby or in his performance of any agreement hereunder, time being of the hereby or in his performance of any agreement hereunder, time being of the hereby or in his performance of any agreement hereunder, time being of the hereby or in his performance of any agreement hereunder, time being of the hereby or in his performance of any agreement hereby or may here hereby immediately due and payable. In such and electer all sums secured hereby immediately due and payable. In such and event the beneficiary and the dead of the secured hereby where the trustee to foreclose this trust deed by advertisement and sale, the beneficiary or the order of the secured and cause to be recorded his written notice default and his election to sell the said destributed here of the self-action of the self-

together with trustee's and attorney's fees not exceeding the amounts provided together with trustee's and attorney's fees not exceeding the amounts provided by law.

14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which said sale may place designated in the notice of sale or the time to which said sale may find the sale of the postponed as provided by law. The trustee may sell said property either to postponed as provided by law. The trustee may sell said property either in one parcel or separate parcels and shall sell the parcel or parcels at in one parcel or 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 shall deliver to the purchaser its deed in form as required by law conveying high the recitals in the deed of any matters of tact shall be conclusive proof plied. The recitals in the deed of any matters of tact shall be conclusive proof of the trustion thereof. Any person, excluding the trustee, but including of the truthfulness thereof. Any purchase at the sale.

18. When trustee sells pursuant to the powers provided herein, trustee cluding the compensation of the trustee and a reasonable charge by trustee salton payment of (1) the expenses of sale, infection of the property of the successor of their priority and (4) the deed as their interests may appear in the order of their priority and (4) the surplus. If also, is the granter of to his successor in interest entitled to such surplus.

deed as their interests may appear in the successor in interest entitled to such surplus, it any, to be grainto or to his successor in interest entitled to such surplus. B. Seneticiary may from time to time appoint a successor or surplus, sor to any trustee named herein or to any successor trustee appointed herein the factors of the successor trustee, the latter shall be vested with all title, powers and duries conferred from any trustee herein named or applied. Each such appointed when the successor trustee and the surplined hereunder. Each such appointed which when recorded in the mortgage records of the county or committee which the property is situated, shall be conclusive proof of proper appointment which the property is situated, shall be conclusive proof of proper appointment of the successor trustee. The trust when this deed, duly executed and 17. Trustee accepts this trust when this deed, duly executed and acknowledged is made apublic record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed obligated to notify any party hereto of pending sale under any other deed of proceeding in which grantor, deficiary or trustee trust or of any action or proceeding in which grantor, by trustee.

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an atterney, who is an active member of the Oregon State Bar, a bank, trust company or storings and loan association authorized to do business under the laws 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 with the beneficiary and those claiming under him, that he is lawfully 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.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:

(ANX NATION NATION OF COMMENTAL STANDARD OF COMMENTAL STANDARD OF COMMENTAL STANDARD OF COMMENTAL STANDARD OF COMMENCIAL PURPOSES.

(b) for an organization, or (even it grantor is a natural person) are for business or commercial purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, and representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract

onal representatives, successors and assigns. The term benefit red hereby, whether or not named as a beneficiary herein. It fer includes the feminine and the neuter, and the singular nu-	mber includes the plural.	
IN WITNESS WHEREOF, said grantor has h	hereunto set his hand th	e day and year first above written.
PORTANT NOTICE: Delete, by lining out, whichever warranty (a) or applicable; if warranty (a) is applicable and the beneficiary is a country of the second of the beneficiary is a country of the second of the secon	Z. the	JDDOCK)
		OCK
officiary MUSI comply with the Art and Area (1997) of equiviously for this purpose use Stevens-Ness Form No. 1319, or equiviously for the Area (1997) or equiviously for the Area (1997) or equived, disregard this notice.	VIOLA KODO	(in Alme
		- presente
ne signer of the above is a corporation, the form of acknowledgement opposite.)		
ATE OF OREGON,	STATE OF OREGON,)) ss.
County of KLAMATH) ss.	County of	<u> </u>
This instrument was acknowledged before me on	This instrument was acknown	wledged before me on
MARCH 28 1989 by	19, by	
HOMAS A AND VIOLA RUDDOCK	as	
	ot	
MANTA S. WITC		
DEBRA L. WALLE Public for Gregon	Notary Public for Oregon	(SEA
SE L) NOTARY PUBLIC-CREGON	My commission expires:	entre de la companya
My Confinission expires of 8 90		
	FOR FULL RECONVEYANCE	
To be used only	when obligations have been paid.	
0:	Tenstee	
	Tiustee	
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