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FORM	A No. 881-Oregon Trust D	Deed Series-TRUST DI ED.	_K-41155-	
00	0054	· · · ·	TRUST DEED	Vol. <u>m89</u> Page 7499
· ).			28+h to a	April 19.89, between
	THIS TRUS	T DEED, made this	aay of	
		n Simonson and Eve	elyn M. Simonson Klai	math County Title Co. , as Trustee, and
as (	Grantor,			
	Motor	Investment: Co.		
as	Beneficiary,		WITNESSETH:	t t the property
in	Grantor irrev Klama	vocably grants, burgains ath	s, sells and conveys to t	rustee in trust, with power of sale, the property
	The sthere	$S_2$ of Tract 26, To e on file in the o	wnsend Tracts, acco office of the County	ording to the official plat V Clerk of Klamath County, Oregon
		an a		
no	ow or hereafter appe	tate. RPOSE OF SECURING	PERFORMANCE of each a	es and all other rights thereunto belonging or in anywise Il fixtures now or hereafter attached to or used in connec- greement of grantor herein contained and payment of the 39/100 = 2
SL	· Terror Ol	housand One Hundre	a FOLLY Deven Dorre	greenent of granton neutrino terms of a promissory with interest thereon according to the terms of a promissory neutrino terms of principal and interest hereof, if $19^{-1}$
b s	old, conveyed, assig	and or alienated by the g	rantor without first having secured by this instrument,	e, stated above, on which the thiat instantistic dependence y part thereof, or any interest therein is sold, agreed to be obtained the written consent or approval of the beneficiary, obtained the written consent or approval of the beneficiary, irrespective of the maturity dates expressed therein, or
1.1	herein, shail become	initiately due une inter	i departor adrees.	any restriction thereon; (c) join in any

becomes due and payable. In the all obligations secured by this instruments, shall become immediately due and payable.
 To protect the security of this trust deed, grantor afrees:

 To protect the security of this trust deed, grantor afrees:
 To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; and to commit or permit any waste of said property in good and workmanike for the complex permits any waste of said property in good and workmanike for a complex of resource all costs insured therefore.
 To complex all estimations and property in good and workmanike for a complex of the said property; if the benelicity so requests, to find a description of the permits and the costs of any for thing or expression of the said property; if the benelicity or requests, to find a description of the permits and the cost of all description of the benelicity;
 A complex all estimations and well as the cost of all more description in the benelicity, and continuously nutriton insurance on the buildings of any provide and continuously nutriton insurance on the buildings of any provide and continuously nutriton insurance and to indice of insurance new or the identicity as prior to the expiration of the control any store insurance and to indice of more all to the benelicity and the insurance provide any store insurance and to indice of insurance new or the identicity as prior to the expiration of the said property and insurance on the subility in any procure the samme plocy may be applied by benelicity upon any indebtednin of benelicity way for time and any and the delivered to grants. Such additions are policy of insurance all to grantors such and the said property and in and on any addition of the prime all to any requires in the benelicity of the section of any protect in a such order.
 To keep said property below and p

pellate court shall adjudge reasonable as the beneficiary s or trustees attor-ney's lees on such appeal. It is mutually agreed that: S. In the event that any portion or all of said property shall be taken under the right of eniment dumain or conderunation, beneficiary shall have the right, if it so elects, to require that all or any parties of the monies payaid or pay all reasonable costs, estimation, and attorney's lees necessarily paid or incurred by grantor in such protectings, shall be paid to liveneliciary and applied by it inst upon any reasonable costs and expenses and attorney lees, both in the trial and appellate courts, necessarily paid or incurred by bene-sticiary in such protectings to own expenses, to take such actions secured hereby; and grantor agrees, a its own expense, to take such actions and execute such instruments as shall be necessary in obtaining such com-pensation, promptly upon beneficiary is to time upon written request of ben-ficiary, nayment of its lees and presentation of this deed and the mote for endors, payment of its lees and presentation of this deed and the mote for indurrent it in case of turi reconvergences, for cancellation), without allecting the liability of any person for the payment of the indebtedness, trustee may (a) consent to the making of any mup or plat of said property; (b) join in

ument, irrespective of the maturity dates expressed therein, or
granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement allecting this deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of the property. The fight is new reconveyance may be described as the "person lacts shall be conclusive proof of the truthulness thereoi. Truttere's is so reasons the second of the truthuleness thereoi. There is the person lacts shall be conclusive proof of the truthuleness thereoi. There is so reasons of the second of the truthuleness thereoi. There is so reasons the indebtedness hereby may default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a trutter of a propriot of the truthuleness thereoi. The property of any security for the indebtedness hereby secured, enter upon and take possision of said propriety or any part thereof, in its own name sue or othet want apply the same, its and profits, including those past due and unpid want apply the same. It is the rents, issues and profits, or the proceeds of there and other following apply the same. It is the application of a such order as benevities any determine.
11. The entering upon and taking possession of said property, the follection of such rents, issues and profits, or the proceeds of there and other property, and the application or release thereod as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done with easier of the symmet and/or professe this trust deed by negative and sale, or may direct the trustee to loreclose this trust deed in equify as a mortage or the symmet and/or profess the secure and the beneficiary or the beneficiary may there there the trustee to loreclose this trust deed in equify as a mortage or may great the secure and any other tright or and the trust est on loreclose this trust deed in equify as a mortage or may great the truste the ap

and expenses actually material attorney's lees not exceeding the amounts provided together with trustee's and attorney's lees 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 be postponed as in separate parcels and shall suil the parcel or parcels at in one parcel sate bidder for cash, payable at the time to a conveying shall deliver to the purchaser its deed in form as required by law conveying the postponed in the deed of any matters of lact shall be conclusive proof piled trusthulness thercol. Any person, excluding the trustee, but including of the recitals in the deed of any matters of lact shall be conclusive proof the frantor and beneficiary, may purchase at the sale. The excitability the proceeds of sale to payment of (1) the expenses of sale, in-stalt apply the proceeds of sale to payment of (1) the expenses of sale, in-the recorded liens subsequent to the intervol the trustee in the truste attorney. (2) to the obligation secured by intervol their priority and (4) the supplus, it any, to the stantor or to bis subsequent or successive upplus. If any to the stantor or to bis subsection in interest entitled to such supplus. If a metal sub-stantor or to bis subsection in interest entitled to such supplus. If a metal may how time to the support a successive or successive.

deed as their interests into up or to his survessor in interest entitled to such surplus, it any, to the stantor or to his survessor in interest entitled to such surplus. It any, to the stantor or to now survessor trustee appointed here notes to any trustee named herein or to only survess and duries conferren-tunder. Upon such appointmented with all title, powers and duries conferren-turger, the latter shall be appointed hereinder. Each such appointed trustee, the latter shall be appointed hereinder. Each such appointent and substitution shall be oblighted hereinder executed by beneficiary and substitution shall be mortgage records of the county or counties in which, when recorded in the mortgage records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee 17. Trustee made a public record as provided by law. Trustee is not acknowledged is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of obligated to notify any party hereto of proceeding is brought by trustee shall be a party unless such action or proceeding is brought by trustee.

attorney, who is an active member of the Oregan State Bar, a bank, trust company regen or the United States, a title insurance company authorized to insure title to rea relates of any agency thereaf, or an escrew agent ticensed under ORS 696.505 to 696.585. NOTE: The Trust Deed Act provides that the "rustee hereunder must be either an attar or savings and loan association authorized to do business under the laws of Oregon property of this state, its subsidiaries, officiates, agents or branches, the United States

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	7500-			
The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is law fully seized in fee simple of stid described real property and has a valid, unencumbered title thereto and that he will warrant and forever defend the same against all persons whomsoever.				
to teven in grantor is a	oan represented by the above described note and this trust deed are: household purposes (see Important Notice below), <del>a matural person) are for business or commercial purpos</del> es.			
This deed applies to, inures to the benefit of an personal representatives, successors and assigns. The ter secured hereby, whether or not named as a beneficiary gender includes the feminine and the neuter, and the sin	nd binds all parties hereto, their heirs, legatees, devisees, administrators, executors, rm peneticiary shall mean the holder and owner, including pledgee, of the contract herein. In construing this deed and whenever the contract			
	or has hereunto set his hand the day and year first above written			
not applicable if uncertainty by lining out, whichever warran				
as such word is defined in the Truth-in-Lending Act and Reg beneficiary MUST comply with the Act and Reg beneficiary MUST comply with the Act and Regulation by m disclosures; for this purpose use Stevens-Nass Form No. 1319, If compliance with the Act is not required, disregard this notice	gulation Z, the			
(If the signer of the above is a corporation, use the form of acknowledgement opposite.)				
STATE OF OREGON,	STATE OF OREGON,			
County of Klamath )ss. This instrument was acknowledied before me on	County of			
4/28 1989 bi Norman Simonson	I his instrument was acknowledged before and			
Evelyn M. Simonson	as			
ANS A. Internet and Antonio antonio antonio antonio antonio antonio antonio an	of			
SELA in Coloring Motary Public for Oregon	Notary Public for Oregon			
Mis congnission expires: 11/23/90	My commission expires: (SEAL)			
OBLIGH -				
REOL REOL To be used	UEST FOR FULL RECONVEYANCE only when obligations have been paid.			
το:	·			
The undersigned is the legal owner and holder of all trust deed have been fully paid and satisfied. You kereby	I indobtedness secured by the loregoing trust deed. All sums secured by said are directed, on payment to you of any sums owing to you under the terms of ences of indebtedness secured by said trust deed (which are delivered to you ithout warranty, to the parties designated by the torms of an entry of the torms.			
herewith together with said trust deed) and to reconvey, wi estate now held by you under the same. Mail reconveyance DATED:	e and documents to			
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herewith together with said trust deed) and to reconvey, wi postate now held by you under the same. Mail reconveyance DATED:, 19. Do not lose or destroy this Trust Deed OR TH: NOTE which it secure TRUST DEED [FORM No. 881] STEVENEARES LAW FUE CO FORTLAND. ONE NormanSinonson and Evelyn M. Simonson Grant or Motor Investment Co. Beneticiary	Beneficiary et. Loth must be delivered to the trustee for cancellation before reconveyance will be mode. STATE OF OREGON, County of			
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