becomes due and payable. In the event without first has sold, conveyed, assigned or alienated by the grantor without first has sold, conveyed, assigned or alienated by the grantor without first has then, at the beneficiary's option, all obligations secured by this instrum then, at the beneficiary's option, all obligations secured by this instrum then, at the beneficiary of the remove or demolish any building or improvement thereon; and repair not to remove or demolish any building or improvement thereon; and repair not to remove or demolish any building or improvement therefor.

2. To complete or restore promptly and good and workmanlike the manner any building or improvement to costs incurred therefor.

3. To complete or restore promptly and be constructed, damaged or destroyed thereon, and pay when any ordinances, regulations, covenants, conditions and restrictions linancing statements pursuant to the furious comparison of the property of the

It is mutually agreed that:

It is mutually agreed that:

It is mutually agreed that:

8. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, it is of elect, to require that all or any portion of the monies payable right, it is of elect, to require that all or any portion of the monies payable right, it is of elect, to require that all or any portion of the monies payable right, it is of elect, to require that all or any portion of the monies payable right as compensation for such taking, which are in excess of the amount required payable resonable costs, expenses and attorney's fees necessarily paid to beneficiary and or incurred by payable to the payable of the payable payable of the payable payable of the payable payable payable of the payable payable

granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge subordination or other agreement affecting this deed or the lien or charge subordination or other agreement affecting this deed or the lien or charge subordination or other agreement affecting this deed or the lien or charge subordination or other agreement affecting this deed or the lien or charge subordination or other agreements affected the control of the state of the subordination of the state of the subordination of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possessioned said property, or any part thereol, in its own name sue or otherwise control of the indebtedness hereby secured, enter upon and take possessioned the rents, issues and prolitis, including those past due and ungaid, and apply the same, less costs and expenses of operation and collection, including those past due and ungaid, and apply the same, less costs and expenses of operation and collection, including those past due and ungaid, and property, the collection of such rents, issues and prolits, or the proceeds of line and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aloresaid, shall not cure or waive any default or notice of default hereunder, or invalidate any act done pursuant to such notice.

11. Upon default by grantor in payment of any indebtedness secured hereby and in such and payable. In such and event the beneficiary at his election may greenent hereunder, time being of the essence with respect to such payment and/or performance, the beneficiary and his election to sell the said understeed to foreclose this

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 provided by law. The trustee may sell said property either in one parced or in separate parcels and shall sell the parcel or parcels at unction, to the 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 the pressure of the trustee and the sale. The section of the trustee has been deed of any matters of lact shall be conclusive proof of the trustfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

15. When trustee sells pursuant to the powers povided herein, trustee that apply the proceeds of sale to payment of (1) the expenses of sale, in-shall apply the proceeds of sale to payment of (2) to the obligation secured by the trustee deed, (3) to all persons attorney, (2) to the obligation secured by the trustee in the trust deed as their interests may appear in the order of the procity and (4) the surplus, if any, to the frantor or to his successor in interest entitled to such surplus.

16. Beneliciary may from time to time appoint a successor of successor.

surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

16. Beneliciary may from time to time appoint a successor or successor so any trustee named herein or to any successor trustee appointed herein or to any successor trustee appointed herein and the successor trustee, the latter shall be vested with all title, powers and duties conterved upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall he used by britten instrument executed by beneliciary, and substitution shall he used by the successor trustee accepts this trust when this deed, duly executed and 17. Trustee accepts this trust when this deed, duly executed and acknowledged is made public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

attorney, who is an active member of the Oregon State Bar, a bank, trust company egon or the United States, a title insurance company authorized to insure title to real egon or the United States, a title insurance company authorized to insure title to real titles or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585. NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorner sovings and loan association authorized to do business under the laws of Oregon property of this state, its subsidiaries, affiliates, agents or branches, the United States

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14 FORM	The grantor warrants that the		the above described note and this trust deed are:
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gender	i hereby, whether or not named includes the feminine and the	assigns. The term beneficiary shall as a beneficiary herein. In constant	hereto, their heirs, legatees, devisees, administrators, every
* IMPOS	A CANADA	r, said grantor has hereunto s	of this deed and whenever the context so requires, the mascules had the day and year first above written.
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	name thereto as a	nd that affiant subscribed witness of said execution.	LOS ANGELES COUNTY My comm. expires JUN 22, 1991
Signa C 062	iturė <u>~ (() () ()</u>	Allen 1	
De not le	se or destroy this Trust Deed OR THE NO	OTE which it secures. Both must be delivered	Beneficiary To the trustee for concellation before reconveyance will be made.
		71170	we trustee for cancellation before reconveyance will be made.
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