FORMA No. 1811—Congon Treet Deed Series—TRIST DEED. 1/11 11 11 1702 La Vol. mgg Page 1963 4 THIS TRUST DEED made this 26th day of June 19 89, between 0. Jeffrey LeRoy and Debra C. LeRoy, Husband and Wife TRUST DEED as Grantor, William P. Brandsness South Valley State Bank Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property as Beneficiary, in Klamath County, Oregon, described as: Lots 10 and 11, Block 1, SIXTH STREET ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No: 3909 004AA 00300

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 One Hundred Six Thousand Five Hundred Fifteen and No/100

The date of maturity to the event the virinin dearers without first having sold, conveyed, assigned or alienated by the grantor without first having sold, conveyed, assigned or alienated by the grantor without first having sold, conveyed, assigned or alienated by the grantor without first first having sold, conveyed, assigned or alienated by the grantor agrees; have not not converted the security of this trust deed, grantor agrees; having a sold and payable.

To protect the security of this trust deed, grantor agrees; having a sold and payable.

To protect preserve and maintain suid troperty in good and worknunflike and repair not to remove demonia any building or improvement thereon; and repair not to compare the promptly add to constructed, damaged or destroyed thereon, and pay when due all costs are exclusions, covenants, conditions and restrict such financing statements and to pay for illing the account of the beneficiary may be deemed the same in the from the statement of the selection of the same payable to the selection of the same payable to the latter; all and an amount of less than 3...-Living with loss payable to the latter; all an amount of less than 3...-Living with loss payable to the latter; all an amount of less than 3...-Living with loss payable to the spin and such having the property of the grantor shall be all very loss payable to the spin and such any prior to the expinance of the property of the spin and such any prior to the expinance of the property of the grantor shall tail to be related to the spin and such any prior to the expinance of the property of the grantor shall tail to be related to the spin and such as a sold and any property below the spin and property and in such order a beneficiary of the spin and property below any part of the spin and

It is mutually agreed that:

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granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement allecting this deed or the lien or charge thereol; (d) reconvey, without warranty, all or any part of the property. The subordination or other agreement allecting this deed or the lien or charge and the recit of the property. The state of the property warranty, all or any part of the property. The state of the property warranty all or any part of the property. The state of the property warranty all or any part of the property. The state of the property warranty all or any part of the property of the property

together with trustee's and attorney's less 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 on one parcel or in separate parcels and shall sell the parcel or parcels at such to the highest bidde are cash, payable at the time of sale. Trustee and deliver to the purchast its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any meters of text shall be conclusive proof of the first of the process of the sale. The sale of th

deed as their interests may appear in the successor in interest entitled to such 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 to any trustee appointment, and without conveyance to the under. Upon such appointment, and without conveyance to the frustee, the latter ehrein named or appointment. Each such appointment, upon any frustee herein named or appointment hereunder. Each such appointment which the property is situated, shall be readed to the country or counties me which, where the successor trustee.

If Trustee accepts this trust when this deed, duly executed and obligated to notify any party hereto of pending sale under any other deed of longity any party hereto of pending sale under any other deed trust or of any action or proceeding in which the property is under any other deed to notify any party hereto of pending sale under any other deed frust or of any action or proceeding in which frantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

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 of the United States, a title insurance company authorized to insure title to real or savings 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 or savings and loan association authorized to do business under the laws of Oregon or the United States, or on escrew agent licensed under ORS 676.505 to 676.585.

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The grantor warrants that the proce	eds of the loan represen	nted by the above	described note and this trust deed are:	
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