which said described real property does not exceed three acres, 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 granter herein contained and payment of the

To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of said property.

2. To complete or restree promptly and in good and workmanike manner any building or improvement which may be constructed, demigd or destroyed thereon, and pay when due all costs incurred therefor.

3. To comply with all laws, ordinance, rejulations, coverants, confictions and restrictions affecting said property; if the beneficiary on equals, to join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary my require and to say for filing same in the proper public orlice or offices, as well as the cost of all lear searches made by filing officers or searching affecties as may be deemed desirable by the beneficiary.

beneficiary.

4. To provide and continuously maint sin insurance on the buildings now or herealter erected on the said premises against loss or damage by fire and such other husards as the beneficiary may from time to time require, in

by ming the control of the said premises against loss or damage by fire and such other fissards as the beneficiary may from time to time require, in an amount not less than \$\frac{3}{2}\$.

To ompanies acceptable to the beneficiary, with loss payable to the latter; all companies acceptable to the beneficiary, with loss payable to the latter; all policies of insurance shall be delivered to the beneficiary as soon as insured; if the grantor shall fail for any reason to procure any as soon as insured; if the grantor shall fail for any reason to procure any as soon as insured; the process of the tenericary and procure the same at trantor a expense. The unount collected on any indebtedness secured hereby and in such order as beneficiary the entire domain and indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary this entire amounts collected, or any past thereol, may be released to grantor. Such application or release shall not cure or waive any default or notice of default hierarder or invalidate any act done pursuant to such notice.

5. To kieps said premises free from nechunics' liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against said property before any part of such taxes, assessments and other charges that may be levied or assessed upon or against said property before any part of such taxes, assessments and other charges that may be levied or assessments mentally and the amount of the property of the payment, burselicary may, at its open the payment thereof, the payment and promptly deliver receipts therefore by direct payment or by providing beneficiary in make payment tilereof, and the mounts or sid, with interest accribed in paragraphs 6 and 7 of this first deed shallout waiver of any rights arising from breach of any of the payment, burselicary may, at its open the payment tilereof, and the not payment shall be pound to the same extent that they are bound for the payment of the obligation herein described, a

86.740 to 86.795.

13. After default at any time prior to five days before the date set by the trustee for the trustee's sale, the grantor or other person so privileged by ORS 86.760, may pay to the beneficiary or his successors in interest, respectively, the entire amount then due under the terms of the trust deed and the obligation secured thereby (including costs and expenses actually incurred in enforcing the terms of the obligation and trustee's and attorney's less not exceeding \$50 each) other than such portion of the principal as would not then be due had no default occurred, and thereby cure the default, in which event all loreclosure proceedings shall be dismissed by the trustee.

all loreclosure proceedings shall be dismissed by the trustee.

14. Otherwise, the sale shall be held on the date and at the time and place designated in the motice of sale. The trustee may sell said property either in one parcel or in pastet parcels and shall sell the parcel or parcels at auction to the highest hidder for cash, payable at the time of sale. Trustee shall deliver the sale trustee the parcels are said to the sale trustee that the sale trustee of the trustee sale to the sale trustee the parcels in the deed of any matters of lact shall be conclusive proof of the trustee late the sale.

15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including the compensation of the trustee and a reasonable charge by trustee's attorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded frees subsequent to the interest of the trustee in the trust deed as their interests may appear in the order of their priority and (4) the surplus, if any, to the granter or to his successor in interest entitled to such surplus.

surplus, it any, to the finantor or to his successor in interest entitled to such surplus.

16. For any reason permitted by law beneliciary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written institument executed by beneficiary, containing reference to this trust deed and its place of record, which, when recorded in the office of the County Clerk or Recorder of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

17. Trustee accepts this trust when this deed, duly executed and acknowledded 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 trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding in brought by trustee.

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

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 or sovings and loan association authorized to do business under the laws of Oregon or the United States, or a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches.

and that he will warrant and forever defend the same against all persons whomsoever. The grantor warrants that the processes of the loan represented by the above described note and this trust deed are:

(a)* primarily for grantor's personal, tamily, household or agricultural purposes (see Important Notice below),

(b) for an organization, or (even it 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, executors, 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 constraing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural. 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 (c) or (b) is not applicable; if warranty (c) is applicable; and the beneficiary is a creditor or such word is defined in the Truth-in-Lunding Act and Regulation Z, the isensficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose, If this instrument in to be a FIRST-lien to finance the purchase of a awelling, use Stevens-Nass from No. 1305 or aquivalent; if this instrument is NOT to be a first lien, use Stevens-Nass Form Ric. 1306, or aquivalent, if compliance with the Act not required, disregard this notice. (If the signer of the above is a corporation, use the form of vicinowledgment apposite.) (ORS 93.490) STATE OF OREGON, STATE OF OREGON, County of. County of KLAMATH August /5 5 , 1989 Personally appeared Personally appeared the above named JECTY La. who, being duly sworn, each for himself and not one for the other, did say that the former is the Blaisdell & Sally R. Blaisdell, hustani & wife. president and that the latter is the and acknowledged the toregoing instru-Betogs the:

(OFFICAL)

SEAL)

When the control of the long cing instruvoluntary act and deed.

(OFFICAL) secretary of..... , a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said 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 and deed.

Before me: Before me: IJB Notery Public for Oregon

Ny commission expires: 7-213-25 (OFFICIAL SEAL) Votary Public for Oregon OF OUR My commission expires: Transposition of certify that the within instruō Beneficiary on page 16120. County. *IRUST DEED* record and bue ... sard received for o o'clock P.M. STATE OF OREGON of Mortgages number County Clerk... Evelyn Biehn to Record c book. as .2 REQUEST FOR FULL RECONVIYANCE be used only when obligations have been paid.

):....., 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 attlafied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuams 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 by you under the same. Mail reconveyance and documents to

		18.147/2151	S an (₹ 1.1		
DATED:	<u>r remre valui de</u>	19			ាយឲ្យសុខ មក
Anjen Cella C	politics little for	U cottan so po	Marija (1. jedina)		, as Transa
重加 医电子管 电电子	- Security of High age.	r mari	981 (1) 1 (4) 1 (1) 1 (4) 1 (1)	4. 13.	1 22 633 973 673
	PARITY TOWN THE				A 1.38 436,684

Do not less or destroy this Trust Deed OR THE NICIE which it secures (Uath Reus) be delivered to the trustee for cancellation before reconveyance will be made.

ao no