becomes due and payable. It in events then, at the beneficiary's option, all oblightions secured by this instruction, at the beneficiary's option, all oblightions secured by this instruction, and become immediately due and payable.

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

1. To protect, preserve and maintain suil property in good condition and repair; not to remove or denoish any building or improvement thereon; not to commit or permit any waste of said property in good and workmanlike manner any building or improvement and property in good and workmanlike manner any building or improvement and property in good and workmanlike manner any building or improvement and costs incurred therefor, destroyed thereon, and with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property; if the beneficiary so requests, to join in executing such financing statements purs ant to the Uniform Convarginal Code as the beneficiary may require and to pay for filing same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the beneficiary.

4. To provide and continuously maintain in avance on the buildings and such other haunds as 1 INSUITABLE VAILUE. written in an amount of meceptable to the beneficiary and romained in the total premises a laint loss or demage by line and such other haunds as 1 INSUITABLE VAILUE. with the such as a such other haunds as 1 INSUITABLE VAILUE. with insurance and to deliver said policies to the beneficiary are least fitten days prior to the expiration of any policy of insurance now or hereafter pieced on said buildings of the therefore the same at grantor? expense the beneficiary upon any indebtedness secreted to the beneficiary such insurance and to deliver said policies to the beneficiary are least fitten days prior to the expiration of a property before any part of such days protected may determine or a optical sease of a property below a

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, if it so elects, to require that all or any portion of the monies payable as compensation for such taking, which are in excess of the amount required to pay all reasonable costs, expenses and atterney's less necessarily as derincured by grantor in such proceedings, shall be paid to beneficiary asplied by it first upon any reasonable costs and expenses and atterney's tees, both in the trial and appellate courts, necessarily aid or incurred by beneficiary in such proceedings, and the balance appelled upon the indebt does secured hereby; and grantor agrees, at its owless, passes, to take such exchange execute such instruments as shall be necessary in obtaining such compensation, poppilly upon beneficiary's request.

9. At any time and from time to time upon written request of beneficiary, payment of its less and presentation of this deed and the role for endorsement (in case of tall reconveysaces, for cancellation), without effecting the liability of any person for the payment of this deed and the role for endorsement (in case of tall reconveysaces, for cancellation), without effecting the liability of any person for the payment of the indebtedness, truste emig the liability of any person for the payment of the side of the property (b) join in

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 grantee in any reconveyance may be described as the "person or persons legally entitled therefo," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness therein. Trustee's lees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any default by grantor hereunder, beneliciary 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 possession of said property or any part thereof, in its own name sue or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same less costs and expenses of operation and collection, including reasonable attorney's lees upon any indebtedness secured hereby, and in such order as beneficiary may determine upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

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

12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, time being of the essence with respect to such payment and/or performance, the beneficiary may declare all sums secured hereby immediately due and payable. In such an declare all sums secured hereby immediately due and payable. In such an event the beneficiary at his election may proceed to foreclose this trust deed event the beneficiary at his election may proceed to foreclose this trust deed with the secured hereby and the secured hereby whereby the trustee to be recorded his written notice of default her trustee shall execute and described real property to satisy the obligation and his election to sell the side secured hereby whereby whereby the rustee shall lix the time and place of sale, give notice thereof as then required by law and proceed to foreclose this trust denote thereof as then required by law and proceed to foreclose this trust denote the rustee has commenced loreclosure by advertisement and 13. Alter the turstee has commenced loreclosure by advertisement and sale, and at any time prior to 5 days before the date the trustee conducts the sale, the grantor of any other preson so privileged by ORS 86.753, may cure the default or defaults. It the default consists of a failure to pay, when due, sums secured by the trust deed, the default may be cured by paying the entire amount due at the time of the cure other than such portion as would not then be due at the time of the cure other than such portion as would not then be due at the time of the cure other than such portion as would not then be due at the time of the cure other than such portion as would not then be due at the time of the cure other than such portion as would not then be due at the time of the cure o

together with trustee's and attorney's tees 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 nuay be postponed as provided by law. The trustee may sell said property either in one parcel or in separate parcels and shall sell the parcel or parcels auction 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 the property so sold, but without any coverant or warranty, express or implied. The recitals in the deed of any matters of lact shall be conclusive proof of the truthfulness 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 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 attorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens 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.

16. Beneficiary may trem time to time appoint a successor or successor.

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

16. Beneficiary may from time to time appoint a successor or successor so any trustee named herein or to any successor trustee appointed here soos to any trustee appointed the successor trustee, the letter shall be vided with all title, powers and duties conferred trustee, the letter shall be vided with all title, powers and duties conferred trustee, the trustee herein named or appointed hereunder. Each such appointment upon any trustee herein named or written instrument executed by beneficiary, and substitution shall be under spointed hereunder. Each such appointment which the property is situated, shall be conclusive proof of proper appointment of the successor trusteecepts this trust when this deed, duly executed and 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 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.

NOTE: The Trust Deed Act provides that the tru tee) preunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the lows 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 ben	eficiary and those claiming under him, that he is law-
The grantor covenants and agrees to and with the 3 and its seried in fee simple of said described real property and	RES & Valley William State of the Control of the Co
The second secon	
that he will warrant and forever differd the same again	ist. all persons whomsoever.
The state of the s	The state of the s
[4] D. A. Carlos, College, Science C. P. Carlos, Phys. Lett. 5, 221 (1995), and a function of the control of	
The grantor warrants that the proceeds of the loan represented k	by the above described note and this trust deed are:
(a) primarily for grantor a personal, to anter is a natural person) are for business or commercial purposes.
This deed applies to, inures to the benefit of and binds all particular secondarities, successors and assigns. The term beneficiary	ties hereto, their heirs, legatees, devisees, administrators, executors, shall mean the holder and owner, including pledgee, of the contract truing this deed and whenever the context so requires, the masculine
urad hereby, whether of hot had a total a mindeles number i	ncludes the plural.
inder includes the leminine and the neurer, and the singular includes IN WITNESS WHEREOF, and granter has here un	X Jarry La Basche
MI ORTANT NOTICE: Delate, by lining out, which over warranty (a) or (b) is a pplicable and the beneficiary is a creditor applicable; if warranty (a) is a pplicable and the beneficiary is a creditor.	June 18 18
e applicable; if warranty (a) is applicable that word is defined in the Trath-in-Lending Ket and Regulation Z, the sich word is defined in the Trath-in-Lending Ket and Regulation by making required classification with the Act and Regulation by making required classification in the purpose uso Stevens-Ness Fort Net 1319, or equivalent, classified this notice.	The state of the s
chances; for this purpose use a surred, disrected this notice.	
th) signer of the obove is a corporation, of the following size form of acknowledgement opposite.]	
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County of SortomA Co	ounty of SON OWA instrument was addinowledged belong me for DECE 1862 15
This instrument was acknowledged tefore me on This DEC 15 1989, by 1984	NOTARI POBLIC
JOSEPH W. BOSCHE INDA S. BOSCHE	HOME FED BANK TO OFFICIAL SEAL
	ANTA ROSA CA DE NOTARY PUBLIC CALLE
	ry Public for Oregon SO: OMA COUNTY AT My Commission Exp. July 13.1
(SEAL) My commission expires:	commission expires: 1-13-73
마리 하네티 속사는 그는 사람들이 가는 그는 것 같아요. 그는 그를 가는 것이다.	IL RECONVEYANCE
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	Beneficiary
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TRUST DEED	STATE OF OREGON,
TETE TO THE FORM No. 811)	Togetify that the Within Historia
STEVENS-NESI: LAW PUS, CO., PORTLAND, ONE	was received for record on the 21st do of
	at 11:02 o'clock .A.M., and record
Said Grinto	E RESERVED IN BOOK/TEET/VOIDEN FOR 24603 or as fee/file/instr FOR ment/microfilm/reception No. 9311
	Pecord of Mortgales of said County.
Beneficiary	Witness my hand and seal County affixed.
ASpen Title DEED IN TO 1	Evelyn Biehn, County Clerk NAME Boauline Mullindae Dep
Attor (bilection	By autual luce and and