Vel min Page 22 92 m TRUST DEED, made this 20th day of December, 19.89, between LARRY: R. ULAFEVER. AND. SHEF.RY. L. LAFEVER 9407 as Grantor, CONTINENTAL, LAWYERS. TITLE COMPANY, a California Concoration..., as Trustee, and CHRISTINE CALLENUINE as Beneficiary, whose address is: 807 Gibbon Road, Central Point, Ore 97502 WITWESSETH Grantor lirevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property Grantor irrevocably grants, pargains, sens and converse in Klamath With the set of the set

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sum of \_\_\_\_\_\_FOUR\_THOUSAND\_DOLILARS\_AND\_NO./1.00\_\_\_\_\_\_ Dollars, with interest thereon according to the terms of a promissory Dollars, with interest thereon according to the terms of a promissory Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneticiary or order and made by grantor, the final payment of principal and interest hereot, if note of even date herewith, payable to beneticiary or order and made by grantor, the final payment of principal and interest hereot, if note of even date herewith, payable to beneticiary or order and made by grantor, the final payment of principal and interest hereot, if note of even date herewith, payable as Der terms of note. 19. The date of maturity of tho debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable. In the event the within described property, or any part thereot, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary inten, at the beneficiary's option, all obligations sourced by this instrument, irrespective of the maturity dates expressed therein, or inten, at the beneficiary of this trust deed, grantor agrees: To protect the security of this trust deed, grantor agrees:

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and expenses strainly inclusion in structure in exceeding the amounts provided togethet with trustees and altorney'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 postpond as provided by parcels and shall sell the parcel or parcels at is one-paced, or, in separate parcels and shall sell the parcel or parcels at accion to the highest bidger its deed in form as required by law conveying maction to the purchaster its deed in form as required by law conveying plied. The returbations in the of Any person, excluding the trustee, but including plied. The truthulness thereof, may purchase at the sale. Its approximation of the obligation secured by intraces of the trustee is shall apply the proceeds of the trustee and a reasonable charge by trustee as shall apply the proceeds of the trustee and a reasonable charge by trustee having recorded liens tubesquent to the inderest of their priority and (4) the having their interests may appear in the order of their priority and (4) the interest. If any, to the granter or the successor or success surplus. If any, to the granter or the successor in interest entitled to such is applied to the further appear in the order of their priority and (4) the is their interests may prove the trust as priority and (4) the is priority and the priority may from time to time appoint a successor or success surplus.

tarplus, if any, to the grantor or to his successor in interest entitled to such tarplus. 16. Beneliciary may from time to time appoint a successor or success or sto any trustee named herein of any successor trustee appointed herein trustee. Upon such appointment, and without conveynme to the successor upon any trustee shall be vested spointed hereunder. Each such appointment under. Upon such shall be reade by rights records of the executed by beneficiary, trustee shall be made by rights records of the successor trustee which, when records is its deated, shall be conclusive proof of proper appointment which, when records is its trust when this dead, duly excuted and of the successor trustee. Accepts this trust when this dead, duly excuted and necknowledged nity any party hereto of pending sale under any other deed of necknowledged nity any party hereto of pending sale under any other which is a point when action or proceeding is brought by trustee.

NOTE. The Trust Deed Act provides that i the instee hersunder must be either (an dioney); who is an active member of the Orsgon. State Bar, a bank, trust company or savings and loan association outher red to do business under the lows of Oregan or the United States, or an estrow agent licented under ORS 696,505 to 696,505.

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## EXHIBIT "A"

All that portion of the NW 1/4 SW 1/4 of Section 31, Township 32 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying East of State Highway 62, SAVING AND EXCEPTING THEREFROM the following described parcel:

24794

Beginning at the Southeast corner of said NW 1/4 SW 1/4; running thence North along the East line of said NW 1/4 SW 1/4 a distance of 650 feet; thence West and parallel to the South line of said NW 1/4 SW 1/4 a distance of 1000 feet, more or less to the Easterly line of State Highway 62; thence Southeasterly along the Easterly line of said highway to its intersection with the South line of said NW 1/4 SW 1/4; thence East along said South line 681 feet, more or less, to the point of beginning.

Tax Account No. 3207 90000 00600

## STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request		A D. 19	<u>E9</u> at <u>3:40</u>	OCIOCK	k P.M., and duly recorded in Vol,		
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