9605 MC 238-0	Vol. <u>M89</u> Page <b>25172</b>
	day of December , 19 89 , bets and wife
Mountain Title Company o	f Klamath County , as Trustee,
Ronald A. Martin & Olga Martin, husban	cuand wife cuard - 1000
Beneficiary, WII	TNESSETH
Grantor irrevocably grants, pargains, sells and County, Oregon, de	
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TRUST DEED	
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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

note of even date herewith, payable to bineticiary or order and made by grantor, the final payment of principal and interest hereot, if not sooner paid, to be due and payable as per terms of note.

The date of maturity of the 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 thereof, 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, sold, only of the complete of the security of this trust dead structure.

To protect the security of this trust dead structure.

sold, conveyed, assigned or alienated by the grantor without lirst it then, at the beneficiary's option, all obligations secured by this instruction, and the beneficiary of this trust deed, grantor agrees.

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

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

2. To complete or restorement which may be constructed, damaged or destroyst processing when due all costs incurred therefor, destroyst processing when due all costs incurred therefor. Gestroyst processing with all laws, ordinance, regulations, covenants, conditions and restrictions allecting said property; is the beneficiary so requests, to join in executing such financing statements; puis usant to the Uniform Commercial Code, as the beneficiary may require and to pay for liting same in the proper public office or offices; se well as the cost of all lien search by the beneficiary was require and to pay for liting same in the phy liting officers or searching agencies as may be deemed desirable by the beneficiary of the said premises against loss or damage by fire and covered the beneficiary may require and to pay for liting same in the phy liting officers of the said premises against loss or damage by fire and covered the beneficiary and from time to time require, in and covered the barack as the beneficiary with loss payable to the beneficiary with loss payable to the beneficiary with loss payable to the later; all policies of insurance shall be delivered to the beneficiary with it is a possible to the beneficiary with loss payable to the later; all policies of insurance now on herater places price of buildings, the officers in the payable of the later; all policies of insurance now or herater places payable to the later; all policies of insurance now or herater places payable to the later; all policies of insurance now or herater

ney's less on such appeal.

It is mutually agreed that:

8. In the event that any portion or ill of said properly shall he taken under the right of eniment domain or orderination, beneficiery shall have the under the right of eniment domain or orderination, beneficiery shall have the under the right of eniment domain or orderination, beneficiery shall have the right, ill it so elects, to require that all appears of the amount required as compensation for such taking, that are in excess of the amount required to to pay all reasonable costs, expenses and ittorney's fees necessarily paid to beneficiary and incurred by stantor in such esconable costs and expenses and attorney's fees, both in the trial appellate courts, necessarily paid or incurred by hencificiary in such appellate courts, necessarily paid or incurred by hencificary in such independent and grantor, agrees, at its cwn, expense, to take such actions and execute such instruments as shall be decessary in obtaining such compensation promptly upon beneficiary's request, pensation promptly upon beneficiary's request.

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franting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereot; (d) reconvey, without warranty, all or any pant of the property. The grantee in any reconveyance may be described as the "person or persons flegally entitled thereto," and the recitals therein of any matters or lacts shall be conclusive proof of the truthfulness thereof. Trustees lees for any of the pervices mentioned in this paragraph shall be not less than \$5.

10. Upon any delault 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 indebteness thereof, in its own name sue or otherwise collect the rents, issues and expenses of operation and collection, including reasonable altorness sets and expenses of operation and collection, including reasonable altorness of the continuous property, and in such order as beneficiary may determine.

11. The entering upon and taking possession of said property, the collection of such rents, issues and profits, 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 aforesaid, shall not cure or waive any delault or notice of delault hereunder or invalidate any act done pursuant to such notice.

11. 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 beneliciary may declare all sums secured hereby immediately due and payable. In such and declare all sums secured hereby immediately due and payable. In such and devent the beneliciary at his ection may proceed to loreclose this trust deed by in equity as a mortgage or dict the trustee to protocose this trust deed by in equity as a mortgage or dict the trustee to protocose this trust

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 may 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 at 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 co sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters of lact shall be conclusive proof of the truthlulness thereof. Any person, excluding the trustee, but including the frantor and beneliciary, 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, install apply 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 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, if any, to the franter or to his successor in interest entitled to successor in interest entitled to successor.

deed as fater and to the granter or to his successor in interest entitled to such surplus, if any, to the granter or to his successor trustee appointed here-sors to any trustee named herein or to any successor trustee appointed here-under. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conterred trustee, the latter shall be rested with all title, powers and duties conterred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiarly, and substitution shall be made by written instrument executed by beneficiarly which, when recorded in the mortgage records of the county or counties in which, the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

17. Trustee excepts 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 obligated to notify any party hereto of pending sale under any other deed of 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.

is an active member of the Oregon State Bar, a bank, trust company nited States, a title insurance company authorized to insure title to real ency thereof, or an escrow agent licensed under ORS 696.505 to 696.585. NOTE: The Trust Deed Act provides that the justee hereunder must be either an a or savings and loan association authorized to do business under the laws of Ores property of this state, its subsidiaries, affiliates, agents or branches, the United Sta

The detailed consument and places to and with the beneficiary and those claiming under him, that he is fully onesed in two simple-of will described and property and has a valid, transcumbered title threeto and that he will warrant and lowers detailed the same against all persons whomsover.  and that he will warrant and lowers detailed the same against all persons whomsover.  The dender warrant that he reached of the low ingressed by the shore described note and the reach dead and the lower and the same against all persons whomsover.  The dender warrant that he reached of the low ingressed to the shore described note and the reach dead and the lower and the lower and and warrant that the reached and the lower and the lower and the lower and the lower and and the lower and the lower and and lowers, including placing, of the lower and the lower and the lower and and the lower and the lower and the lower and and lowers, including placing, of the lower and the lowers and the lower and the lowers and the lo			25
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**************************************	gender includes the teminine and the	l as a beneficiary her neuter, and the singul	sin. In construing this deed and whenever the continuing pledgee, of the cont
STATE OF OREGON.  County of Klamath  This instrument, as acknowledged before me on Recently D. J. D. S.  Alicin C. J. Gy & Shirley B. Joy  Remainstrated the shows in a versulate, state of the state of	IN WITNESS WHERE	OF, said grantor 1	the context so requires, the mascu
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Michael C. 109 & Shirley B. Joy  Of  COMPLEX Public for Oregon  Notary Public for Oregon  My commission expires:  Of  Notary Public for Oregon  My commission expires:  Of  Notary Public for Oregon  My commission expires:  The undersigned in the legal covers and holder of all indicatedness, secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You bereby are directed, on payment to you of any sums owing to you under the terms aid frust deed? and to exceed, or exceed all evidences of indebtedness secured by add trust deed which are delivered to you attate now held by you under the same. It is recovery which warranty, to the parties designated by the terms of said trust deed the same. It is recovery and documents to  DATED:  Poon the set of datery this trust Deed OR III HOTI which is secure. Both must be delivered to the invites for concellation before recoveryment will be made.  TRUST DEED  TRUST DEED  TRUST DEED  STATE OF OREGON,  County of  I certify that the within instrument was received for record on the day of the large of the parties designated by the terms of said trust deed the warranty. It is not been conveyance will be made.  TRUST DEED  STATE OF OREGON,  County of  I certify that the within instrument was received for record on the day of the large of the parties designated by the concellation before recoveryme will be made.  STATE OF OREGON,  County of  AUTEDIA DEED  AUTEDIA DEED  STATE OF OREGON,  County of  AUTEDIA DEED  AUTEDIA DEED  AUTEDIA DEED  STATE OF OREGON,  County of  AUTEDIA DEED	Note that the companies of the companies		County of ) ss.
SEALS:  Notiny Public for Oregon  Ny commission expires:  (SEAL  REQUEST FOR FULL RECONVEYANCE  The undersigned is the legal owner and holder of all indebtedness, secured by the foregoing trust deed. All sums secured by said said trust deed have been fully paid and satisfied. You bereity are directed, on payment, to you of any sums owing to you under the terms of said trust deed and receive with said resided and to receive, without warranty, to the parties designated by the terms of said trust deed the new health of the parties designated by the terms of said trust deed the new health of the parties designated by the terms of said trust deed the new health of the parties designated by the terms of said trust deed the new health of the parties designated by the terms of said trust deed the new health of the parties designated by the terms of said trust deed the new health of the parties designated by the terms of said trust deed the new health of the parties designated by the terms of said trust deed the new health of the parties designated by the terms of said trust deed the new health of the parties designated by the terms of said trust deed the new health of the parties designated by the terms of said trust deed the new health of the parties designated by the terms of said trust deed the new health of the n	10 XQ		This instrument was acknowledded below
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TO:  Trustee  The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said said frust deed have been fully paid and satisfied. You bereby are directed, on payment, to you of any sums owing to you under the terms of said frust deed or pursuant to statute, i) carcel all evidences of indebtedness secured by said trust deed (which are delivered to you estate now, held by you under the same. It is reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now, held by you under the same. It is reconveyance and documents to  Beneticiary  De not lose it distrey this fruit Deed OR THI NOTE which is secures. Both must be delivered to the trustee for concellation before reconveyance will be mode.  TRUST DEED  FORM No. 8811  STATE OF OREGON,  SS.  County of Shirley B. Joy  221 Wilford  Gen C. Joy & Shirley B. Joy  221 Wilford  amath Falls. OR 97601  Grantor  neald A. Manttin & Olga Marttin  FOR  RECORDERS USE  RECORDERS USE  RECORDERS USE  RECORDERS USE  AFTER RECORDING RETURNIO  County stixed.  AMME  TILLE  TIL			
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Lot 24, Block 13, PAIRVIEW ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

AND ALSO beginning at the Southeast corner of Lot 24 in Block 13 of Fairview Addition; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence West 44 feet to the place of beginning, being a portion of the NW1/4 SE1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3809 029DB 02400

STATE OF OREGON: COUNTY OF KLAMATH: ss.	
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