c:

	MT	C #22889-DN EED, made thi E. Patterson	4th	da:	***	nuary		19	90 , be	etweer
THIS	Ralph	E. Patterso	and Shi	rley A.	Patters	on, hust	and and v	vifé		
1 1 335 6 6						2.018.7				
as Grantor,	Mountai	n Title Com	pany of l	Klamath	County	100	a emergencia de la composición de la c La composición de la	as	Truste	e, and
	Jennie	Constance A	nderson	. (1. 1.	i ji disari	era a Clarician C	,		
as Beneficiar	1848 N 1944			<i>VITNESS</i>						

Klamath County, Oregon, described as:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 THIRTY FIVE THOUSAND AND NO/100's----

....Dollars, with interest thereon according to the terms of a promissor note of even date herewith, payable to beneficiary or order and made by granter, the final payment of principal and interest hereof, if

sold, conveyed, assigned or alienated by the grantor without first henen, at the beneficiary's option, all obligations secured by this instruction, and the beneficiary solution, and payable.

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 saint and property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of saint and in good and workmanlike manner of the proper pulse of moreovernent which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor.

To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property; it the beneficiary so requests, to join in executing such linancing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for iling same in the proper public office or offices, as well as the cost of all lien searches public by iling officers or searching agencies as may be deemed desirable by the beneficiary of the cost of the said premises against loss or damage by lire now or hereafter erected on the said premises against loss or damage by lire and such other has than \$Tull-1. INSUFABLE. ValluE..., written in commercial exceptable 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 lail or any reason to procure any such insurance and to if the grantor shall all or any reason to procure any such insurance and to if the grantor shall all or any reason to procure any such insurance and to deliver said policies to the beneficiary at least lifteen days prior to the later; all policies of insurance new or hereafter place procure to the control of the policies, the endiciary may procure the same at give may be app

It is mutually agreed that:

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8. In the event that any portion or all ol said property shall be taken tright of eminent domain or condemnation, beneliciary shall have the right of eminent domain or condemnation, beneliciary shall have the tright, il it so elects, to require that all or any portion of the monies payable right; il it so elects, to require that all or any portion of the monies payable to pay all reasonable costs, expenses and attorney's lees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and incurred by the it list upon any reasonable costs and expenses and attorney's lees, both in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the indebtedness secured hereby; and grantor agrees, at its own expense, to take such actions and exceute such instruments as shall be necessary in obtaining such compensation, promptly upon beneficiary's request.

9. At any time and from time to time upon written request of beneficiary, payment of its lees and presentation of this deed and the note for endorsement (in case so I full reconveyances, for cancellation), without altecting the liability of any person for the payment of the indebtedness, trustee may (a) consent to the making of any map or plat of said 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 thereol; (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 thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthiluness thereof. Trustee's fees for any of the conclusive proof of the truthiluness thereof. Trustee's fees for any of the services mentioned in this paragraph shall be not less than \$5.

The services mentioned in this paragraph shall be not less than \$5.

The 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 the indebtedness hereby secured, enter upon and take possession of said property or any part thecol, in its own name sue or otherwise collect the rate, less costs and expenses of operation and collection, including reasonable attentions and taking possession of said property, the

ficiary may determine.

11. The entering upon and taking possession of said property, collection of such rents, issues and profits, or the proceeds of fire and of insurance policies or compensation or awards for any taking or damage of property, and the application or release thereof as aforesaid, shall not currently waive any default or notice of default hereunder or invalidate any act of pursuant to such notice.

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

1.2. 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 occured hereby immediately due and payable. In such an declare all sums occured 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 by advertisement and sale or may direct the trustee to foreclose this trust deed by advertisement and sale or may direct the trustee to pursue any other right or attended the second of the second of the second his election, to sell the said described real property to satisty the obligation and his election, to sell the said described real property to satisty the obligation and his election, to sell the said described real property to satisty the obligation of the energy was also as the proceed to foreclose this trust deed in the manner provided in ORS 86.735 to 86.795.

In the manner provided in ORS 86.735 to 86.795.

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It has been at any time prior to 5 days before the date the trustee conducts the sale, the grantor or any other person so privileged by ORS 86.735, may crue sale, the grantor or any other person so privileged by ORS 86.735, may crue sale, the grantor or any other person so privileged by ORS 86.735, may crue sale, and at any time prior to 5 days before the date the trustee conducts the default of the 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 entire amount due at the time of the cure other tha

and expenses actually incurred in enforcing the obligation of the trust deed together with trustee's and attorney's fees 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 medical property either in one parcel or in separate parcels and shall sell the medical sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant of the sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant of the recitals in the deed of any matters of the trustee, but including the grantor and beneficiary, may purchase at however, the property shall apply the proceeds of sale to payment or eso-mostle charge by trustee shall apply the proceeds of sale to payment or eso-mostle charge by trustee's attorney. (2) to the obligation secured with trust deed, (3) to all persons having recorded liens subsequent to the receive in the trust deed as the interests may appear in the order of their priority and (4) the surplus.

16. Beneficiary may from time to time appoint a successor or successors 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 conferred upon such appointment, and without conveyance to the successor trustee trustee testee herein named or appointed hereunder. Each such appointment of the successor trustee.

17. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not obligated to notily any party hereto of pending sale under any other deed of trust or of any action or proceeding in

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 or savings and loan association 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 696.505.

	covenants and agre				under him, l	that he is law-
		and with the	beneficiary and	those claiming	title thereto	and the second s
The grantor fully seized in fee s	covenants and agre	s to and property	and has a valid,	unencumbered		가슴에 티 작이 있다.
soized in fee s	imple of said descri	bed rear propers				
fully, seized	The second section of the section					ti ayar Saar di Espi
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and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:

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

(b) for an organization, or (even it grantor is a natural person) are for business or commercial 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 construing this deed and whenever the context so requires, the masculine gender includes the terminine 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. Kap4 8,1 * IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice. Ralph E. Patterson Tallerson Shirten A. Patterson (If the signer of the above is a corporation, use the form of acknowledgement opposite.) STATE OF OREGON, STATE OF OREGON; County of This instrument was acknowledged before me on This instrument was acknowledged before me on Danutary 874, 19.90, by County of Klamath Ralph. E. Patherson Shirley A. Patherson (SEAL) Notary Public for Oregon Notary Public for My commission expires: (SEAL) My commission expires 7/13 REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been p The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said Ine undersigned is the legal owner and noider of all indeptedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of trust deed for pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you hereby the deed for pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you hereby the deed for pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you TO: said trust deed or parsuant to statute, to cancer an evidences of indepteutiess 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 19...... nATED: Beneficiary Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before reconveyance will be made. STATE OF OREGON, TRUST DEED County of I certify that the within instrument (FORM No. 881)
STEVENS-NESS LAW PUB. CO., FORTLAND, ORI was received for record on theday Ralph E. & Shirley Patterson in book/reel/volume No. wile support the term 2344 Union AvenueKlamath Falls, OR ... 97601... SPACE RESERVED Grantor FOR Record of Mortgages of said County. Jennie Constance Anderson RECORDER'S USE 3524 Mallory .Klamath.Falls,OR...97603 County affixed. Beneficiary

pageor as fee/file/instrument/microtilm/reception No....., Witness my hand and seal of AFTER RECORDING RETURN TO Deputy Mountain Title Company dance often (collection Dept.)

17835

The base

PARCEL 1: The Westerly 60 feet of Lot 1 in Block 1, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes in Volume 362 at page 462, Deed Records of Klamath County, Oregon.

Tax Account No: 3909 003CA 01700

Lot 3 in Block 1 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes in Volume 362 at page 462, Deed Records of Klamath County, Oregon.

Tax Account No: 3909 003CA 01600

	The state of the state of		OF VI	AMATH:	SS.
CTATE OF	OREGON:	COUNTI	OF KE	7,777	

STATE OF OREGON: COUNTY OF				8th day
문학 교육 발표를 받아 그렇지 그리고 있다.	Mountain Title Co.	clock PM., and d	aly recorded in Vol.	<u>M90</u> ,
Filed for record at request of	90 at 4:49 o	clockPM., and u	463	
		on Page	County Clerk	
		Evelyn Biehn By Qaule	in mullen	dere
그림 사람들이 내를 가게 된 그가 하루?	영화 연결 교육도 하늘은 영국 강	By _ Duna	7.	
FEE \$18.00	사고 일본 아이지의 그는 이름이	강물하기는 아름길이 모르셨다.		