TRUST DEED ¹²³Vol.<u>m98</u> Page <u>3510</u>

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as Grantor, MOUNTAIN TITLE COMPANY of Klamath County LOWELL D. BILYEU and ALICE A. BILYEU, husband and wife, as tenants by its entirety.

as Beneficiary,

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

Lot 7, Block 10, Klamath Falls Forest Estates Highway 66:Unit, Plat No. 1, 1.6 . 1 Table in the scient parameter $\langle \langle z_2 \rangle$

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endorsement (in case of the liability of any per-

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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 connec-tion with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of TWO THOUSAND and NO/100 bet Value and an extension of grantor herein contained and payment of the Dollars, with interest thereon according to the terms of a promissory note of even date nerewith, payable to beneficiary or order and made by gramor, the thial payment of principal and interest nereor, in 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. The above described real property is not currently used for agricultural, timber or grazing purposes.

To protect the security of this trust deed, grantor agrees: 1. To protect the security of this trust deed, grantor agrees: 1. To protect, preserve and maintain said property in 600d condition and repair, not to remove or demolish any building or improvement thereon; mainer any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor. tions and restrictions allecting said property; if the beneliciary so requests, to requere public, office or offices, as well as the cost of all lien searches made by filling olicers or searching agencies as may be desmed desirable by the by filling olicers or searching agencies as may be desmed desirable by the by filling olicers or searching agencies as may be desmed desirable by the beneliciary.

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NOTE: The Trust Deed Act provides that the instee hereunder must be either an attance, 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 or any agency thereaf, or an escrow agent licensed under ORS 696.585

together with trustee's and attorney'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 the time to which said sale may in one postponed as provided by law. The or trustee may sell said sale may suction to the highest bidder for cashid shall sail the parcel or parcels at the property, the bidder for cashid shall sail the time of or parcels at the property, the bidder for cashid shall sail the time of the sale. Trustee thall delives to bid without any covenant or warranty, eave conveying of the recitals in the deed of any matters of lact shall be conclusive proof the grantor and beneficiary, may purchase at the sale. 15. When trustee sale purchases to the powers provided herein trustee

the grantor and beneticiary, 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, in-cluding the compensation of trustee and a reasonable charge by trustee's attorney. (2) to the obligation secured by the trust able charge by trustee's having recorded liens subsequent to the interest of the trustee in the trust surplus, it any, to the grantor or to his successor in interest entitled to such surplus.

surplus, it any, to the grantor or to his successor in interest entitled to such surplus, if 6. Beneficiary may from time to time appoint a successor or succes-ors to any trustee named herein or to any successor trustee appointed herein under. Upon such appointment, and without conveyance to the successor trustee, the latter shared or appointed here mowers and duits conterned upon any trustee herein named or appointed hereinwers and duits conterned and subsitution shall be made by written instrument. Each such appointment which, when recorded in the moretage records of the county or counties in of the successor trustee.

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of the successor trustee. 17. Trustee accepts this trust when this deed, duly execute acknowledged is made a public record as provided by law. Trustee obligated to notify any party hereto of pending sale under any other trust or of any action or proceeding in which grantor, beneficiary or shall be a party unless such action or proceeding is brought by trustee.

It is the date, stated above, on which the tinal installment of said note ultural. timber or grating purposes.
(a) consent to the making of any map or plat of said property. (b) join in any estimation or other agreement any restriction. thereon(c) join in any distribution of the agreement any restriction thereon of (c) in any there is allocidation or other agreement any restriction. thereon of the property reconvey without warrene is described as the "phenon of property. The convergence may may be added as the "phenon of property. The convergence may may be any part of the property. The be conclusive intervence may may be only any of the property. The convergence may may be added as the "phenon of property and the conclusive intervence in the property. The be conclusive intervence in the property and any of the intervence intervence is the property and any of the index of the intervence is the property of the intervence intervence is the property in the property and the property is added to be added as the property intervence intervence intervence intervence intervence intervence intervence intervence intervence is any of the index of the property is added to be added as the property is the service intervence interve

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The grantor c	OVenante		
seized in fee sir	nple of said described real pro	th the beneficiary and those claiming under him, tha berty and has a valid, unencumbered title thereto	. 3
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and that he will wan	ant and forever defend the	me egainst all persons whomsoever.	
		me against all persons whomsoever.	
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(b) for an organizatio	tor's personal, family or household and represent of the second of the s	nted by the above described note and this trust deed are: wrones (as Important Notice below) trson) are for business or commercial purposes. Parties hereic	
This deed applies to, in personal representatives, succe secured hereby	sures to the benefit of and him	urnous (see Inmortant Natice below) raon) are for business or commercial purposes. Parties hereto, their heirs, legatees, devisees, administrators, e onstruing this deed and whenever the context so requires, the m er includes the plural.	
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	EREOF, said grantor has here	ary shall, mean the holder and owner, including pledgee, of the onstruing this deed and whenever the context so requires, the er includes the plural. Aunto set his hand the day and year first above written is	xecutor contra
not applicable; if warrantee, by I	ning out while	is hand the day and vear the	asculin
beneficiary MUST comply with the disclosures; for this purpose with the	ning out, whichever, warranty (a) or (b) opplicable and the beneficiary is a credit int-in-Lending 'Act and Regulation' Z; th 'Act, and Regulation' by 'making' regular ens-Ness Form' No; 1319, or equival	IONLE PRODUCTS, INC., a California corporati	
STATE OF CAL TEODUTE IS NOT THE	th-in-Lending Act and Regulation Z, th Act and Regulation by making required rens-Ness Form No. 1319, or equivalent wired, disregard this notice.	HOWARD PUTTY	on
COUNTY OF SANTA CLARA) SS.	and a start of the second	Lath MARKS President	29
appeared HOWARD PHILIP MARK	, before me, the undersiant	KATHLEEN-EHERY MARKS, Sechetary red, a Notary Public in and for said State persona proved to me on the basis of satisfactory evidence resident, and KATHLEEN EMERY MARKS, personally to	S. S.
to me or proved to me	the within instrument	red, a Notary Public in and for said State personal proved to me on the basis of satisfactory. evidence president, and KATHLEEN EMERY MARKS, personally known nee to be the person who executed the within instru- nee within instrument and acknowledged to me that s by-laws on a resolut:	` `.
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