GORDON K. BEAMAN DURSING STATE COMPANY

as Grantor, KLAMATH COUNTY TITLE COMPANY
ERICK E. ZEYER AND MARGOT ZEYER, husband and wife, with full rights Trustee, and

as Beneficiary,

in brok/se-f/cobase inc. 1990 Antre

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property KLAMATH County, Oregon, described as:

Lots 36 and 37 in Block 1 Sprague River Valley Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, loregon.

and take or desired, this from Dood OR THE SECT. Whith it received white must be platted by

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 FOURTEEN THOUSAND FIVE HUNDRED AND NO/100-

note of even date herewith, payable to beneficiary or order and made by grantor, the linal payment of principal and interest hereon, it be due and payable.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note sold, conveyed, assigned or allenated by the grantor without first having obtained the written consent or approval of the beneficiary, shall become immediately due and payable.

To protect the security of this trust dead and payable.

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

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

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

2. To complete preserve and maintain said property in good conditions on to commit or permit on years, building, or improvement thereon;

2. To complete preserve and maintain said property in good conditions of the second of the secon

join in executing such linancing statements pursuant to the Unitorn Commercial Code as the enticiary may require and to pay for illing same in the proper public offices or offices, as well as the cost of all lien searches made beneficiary as earching agencies as may be deemed desirable by the ling officers or searching agencies as may be deemed desirable by the formal continuously maintain insurance on the buildings now or hereafter received on the said premises against loss or damage by lire an amount not less than \$ 1.0 SULTAD LC VA2 to the intervention and such other hexacte as the beneficiary, may from ting to time require, in companies acceptable to the beneficiary, with loss payable to the later; all if the grantor shall be delivered to the beneficiary such murance and to tion of any policies to the beneficiary at least litten days print of the expiration of any policy of insurance now or hereafter placed one as insured; deliver said policies to the beneficiary at least litten days print the beneficiary may procure the same at grantor's expense. The liddings, collected under any life or other same at grantor's expense. The lamount ciary upon any indebtdress security and the sentire amount so collected under any life or other same at grantor's expense. The lamount ciary upon any indebtdress security and the sentire amount so collected under any life or other same at grantor's expense. The lamount ciary upon any indebtdress security and the sentire amount so collected under any life or other senting and of the senting and the property and in such order as briefling, or other sentire amount so collected under any life or other orders, senting and senting and the property and in such order as briefling, or other charges that may he levied or, assessed any senting and other, charges that may he levied or, assessed any senting and other, charges that may he levied or, assessed any senting and other, charges become part of the senting and other to beneficiary and senting any senting and other to beneficiary and

It is mutually agreed that:

8. In the event that any portion or all of said property shall be taken under the righth event domain or condemnation, beneficiary shall have the right, if it so detected that all or any portion of the monies payable to say, expenses and all or any portion of the monies payable to pay all reasonable costs, expenses and all excess of the amount required in curred by senator in such proceedings, shall be seen cessarily paid or applied by it framed any appeal to beneficiary and the balance applied upon the indebtedness and exceute such informents as shall be necessary in obtaining such consensation, promptly when the final proceedings, and the balance applied upon the indebtedness and exceute such informents as shall be necessary in obtaining such companied to the indebtedness of the successor trustee appointed here and sexuent such information as shall be necessary in obtaining such companied to the indebtedness of the successor trustee appointed here appointed here and sexuered by sensition shall be made by strustee in the trust asterphism the intensity of the ubligation secured by the intensity of the intensity of the intensity and (4) the alternation applies to the intensity appear in the order of the trust entire to the intensity appear in the order of the trust entire to the intensity appear in the order of the trust entire to the intensity appear in the order of the trust entire to the intensity appear in the order of the trust entire to the intensity appear in the order of the trust entire to the intensity appear in the order of the trust entire to the intensity appear in the order of the trust entired the surface to the intensity appear in the order of the trust entire to the intensity appear in the order of the trust entire to the intensity appear in the order of the trust entired the surface to the intensity appear in the order of the trust entire to the intensity appear in the order of the trust entire truster. The intensity appear in the order of the trust entire trusters

strument, irrespective of the maturity dates expressed therein, or strument, irrespective of the maturity dates expressed therein, or subordination or other, agreement allecting this deed or the lien or charge subordination or other, agreement allecting this deed or the lien or charge expected of the convey, without warranty, all or any part of the property. The structure is the conclusive proof of the truthful described as the "pressor or persons be conclusive proof of the truthful streets," trusfee's less of lacts shall be not less than \$5.

If you have been any reconveyance may be a proposed on the paragraph shall be not less than \$5.

If you have been any cleantly by agent or by a receiver to be appeared by a court, and without retard to the adequacy of any security for experimental proof of the proposed of the pro

together with frustee'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 be postponed as not the notice of sale, or the time to which said sale may place designated in the notice of sale, or the time to which said sale may in one parcel or integrate parcels and shall sell stee parcel or parcels are said to the time of sale. Trustee parcel or the highest bidder lor, cash, payable at the time of sale. Trustee the property, so sold not without any covenant or ward by law conveying plied. The recitals in the sale day person, excluding the frustee, but including the trustee sale presents at the sale.

15. When trustee sell pursuant to the powers provided herein, trustee cluding the compensation of the opposition of the property of sale in the culting the proceeds of spensant to the powers provided herein, trustee cluding the compensation of the sale and a reasonable charge for interest cluding the compensation of the sale are sale and a reasonable charge for interest and the first cash and a compensation of the sale interest of the trustee in the truste sale sale payable, it is not the powers in the sale in the sale and a compensation of the sale in the sale in the sale and a compensation of the sale in the sale in the sale and a compensation of the sale in the sale in the sale and a compensation of the sale in the sale and a compensation of the trustee in the sale surplus, if any, to the granter or to his successor in interest entitled to the surplus, if any, to the granter or to his successor in interest entitled to the surplus, if any, to the granter or to his successor in interest entitled to the surplus.

NOTE: The Tous Deed Act provides the trustee hereunder must be either an alterney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association outhorized to do business under the lows of Oregon or the United States, its subsidiaries, offiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.505.

ully seized in fee simple of said descri	ees to and with the beneficiary and those claiming un libed real property and has a valid, unencumbered titl	ler him, that he is la e thereto
warrant and forever	defend the same against all persons whomsoever.	in the property of the control of th
ment of the months and estimate our minimal of the months	See a fine officially for the control of the contro	the relative control of special comments of the property of th
(4) If the speeds of abstract that his and his particular for the property of the property	A to the reconstruction and senting the senting of the reconstruction and the senting of the senting o	and the thick on the control of the
the related spring replacedly in recolorizing a larger parameter of the latest spring and the spring of the latest	Compared to the compared to th	the contest of the co
The same of the sa	of the loan represented by the above described note and this true mily or household purposes (see Important Notice below), antor is a natural person) are for business or commercial purpose	🚰 giriggi in gjetë i kapite krej tij theriti i të Rimanist i kapit i mareke filozofi qeriti i të të
This deed applies to, inures to the bene sonal representatives, successors and assigns ured hereby whether	elit of and binds all parties hereto; their heirs, legatees, devisees. The term beneficiary shall mean the holder and	
IN WITNESS WHEREOF, said	d grantor has hereunto set his hand the day and year fi	i so requires, the macon
MPORTANT NOTICE: Delete, by lining out, whiche applicable; if warranty (a) is applicable and the such word is defined in the Truth-in-Lending Aceticiary MUST complex with	iver warranty (a) or (b) is beneficiary is a creditor of and Regulation Z, the GORDON K. BEAMAN	
compliance with the Act is not required, disregard	No. 1319, or equivalent. I this notice.	The second secon
STATE OF CALIFORNIA COUNTY OF SAN LUIS OBISPO	On this 5 day of 46,1990, before me OBDULIA AREVALO, the undersigned Notary Public personally appeared;	
	Goedov K. Beamaw	<b>SS.</b> 1000 200 200 200 200 200 200 200 200 20
OBOULTA AREVALO	Personally known to me or	
SAN LUIS OBISPO COUNT	Proved to me on the basis of satisfactory	
MUTARY DIDLIC	rroved to me on the basis of satisfactory evidence,  To be the person(s) whose name(s) is/are subscrib	ed A
SAN LUIS DRISPO COUNT CALLFORNIA My Commission Expires on Sept. 5, 199  Attached to TRUST Deed	evidence,  To be the person(a) whose name(s) is/are subscrib to the within instrument, and acknowledged that he/she/they executed it.	ed (SEA
My Commission Expires on Sept. 5. 198  Attached to TRUST Doed  RE: ORe Good - Klamath  Launta	evidence,  To be the person(s) whose name(s) is/are subscrib to the within instrument, and acknowledged that	
Attached to TRUST Deed  RE: ORGAN - KLAMATA  Aprague Rein Vally  Acers	evidence,  To be the person(a) whose name(a) is/see subscribto the within instrument, and acknowledged that he/she/they executed it.  WITNESS my hand and seal.  OBDULIA AREVALO, Notary Public Commission expires; Sept. 5, 1993	(SEA
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