The above described real property is not currently used for agricultural, timber or grazing purposes

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inc with described property, or any part thereof, or any interest therein is sold, a obtained the written convent or approval of the beneficiary, them, at the beneficiary is expressed therein, or herein, shall become immediately due and payable.

The showe described real property is not currently used for sgricultural, timber or grazin.

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 demolith any building or improvement thereon; not to commit or permit any waste of said property.

2. To complete or restore promptly and in good and workmanlike mainter any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor.

3. To comply with all laws, ordinances, regulations, covenants conditions, and restrictions affecing said property; if the elimination of the continuous and restrictions affecing said property; if the building officers or starching agencies as such financing statements pursuant grante in the proper public office or offices, as well as the energy of the starch and then rearches made by filling officers or starching agencies as small as the energy of the starch and the said premises against loss or damage by fire and such other hazords, as the beneficiary may from time to time require in an anount not less than beneficiary with loss payable to the laster; all policies of insurance chall be delivered to the beneficiary with surrance and to deliver said policies to the beneficiary in the explantation of any policy of insurance chall be delivered to the beneficiary with surrance and to deliver said policies to the beneficiary in the explantation of any policy of insurance stable to the beneficiary with insurance and to deliver said policies to the beneficiary of the surrance and to deliver said policies to delivered to the convention of the surrance and to delivered to the beneficiary of the surrance policy may be applied by benefi

It is mutually agreed that:

8. In the event that any portion or all of said properly shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, if it so elects, to require that all or any portion of the monter payable as compensation for such taking, which are in excess of the amount required to pay all recambable costs, such taking, which are in excess of the amount required to pay all recambable costs under the such as the proceedings, shall be paid to beneficiary and applied by it full proportion is such proceedings, shall be paid to beneficiary and applied by it fall and appelate courts, costs and expenses and attorney's feet, both in the coefficial proportion reconstruction applied upon the indebtedners secured such and grantor agrees, at its own expense, to take such actions promptly upon beneficiary's request.

Detailing such compensation, promptly upon beneficiary's request.

Payable of the feet and presentation of this deed and the note for endoxement (in cast of liter feet and presentation of this deed and the note for endoxement (in cast of liter payable) and prompting 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) foin in granting any easement or creating any

including: reasonable attorney's fees subject to paragraph. Thereof upon any indebtedness secured hereby, 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 fire and other insurance policies we compensation or whole thereof as foresaid, that not cure or wate any default or application of order thereof as foresaid, that not cure or wate any default or application of relate thereof as foresaid, that not cure or wate any default or application of relate thereof as foresaid, that not cure or wate any default or application of the property in the proceed of the paragraph of any indebtedness secured hereby or in his performance of any agreement hereunder, the beneficiary may declave all sums secured hereby immediately due and payable. In such an event and if the above described real property is currently used for agricultural, timber or grating purposes, the beneficiary may proceed to foreclose this trust deed in equity, as a mortgage or direct the trustee to foreclose this trust deed in equity as a mortgage or direct the trustee to foreclose this trust deed in equity as a mortgage or direct the trustee to foreclose this trust deed and vertisement and sale. In the latter event the beneficiary or the trustee shall execute and cause to be recorded his written notice of default and his election was excused advertisement and sale. In the latter event the beneficiary or the trustee which the proceed to foreclose this trust deed in the manner provided in ONS/86.740 to 86.735.

13. Should, the beneficiary elect to foreclose by advertisement and sale them after default at any time prior to five days before the date set by the trustee for the trustee of the trustee default as the prior to other person so privileged by ORS 86.760, may pay to the beneficiary or his current seed of the vehicle of the trust deed and the obligation secured thereby (including costs and sepants) or in teparate proceedings shall

excluding the trustee, but including the grantor and beneficiary, may pursuase 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, including the compensation of the trustee and a reasonable charge by trustee stationery, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsrugent to the interest of the trustee in the trust eded as their interests may appear in the order of their priority and (4) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

16. For any reason permitted by law beneficiary may from time to time appoint a successor trustee, the latter shall be vested with all tide, powers and distinct or to any successor trustee appointed hereunder. Upon such appointed hereunder, and without conveyance to the successor trustee, the latter shall be vested with all tide, powers and distinct conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, containing reference to this trust deed and its place of record which, when the deed and its place of record which, when the deed of the county or counters in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

17. Trustee accepts this trust when this deed, duly executed and acknowledged it made a public record as provided by law. Trustee is not obligated to notify any

truitee.

17. Trustee accepts this trust when this deed, duly executed and acknowledged it made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantop, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered titled thereto

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 do business under the laws of Oregon or the United States, a fille insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, or the United States or any agency thereof.

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