| FOR A No. 881—Oregon Trust Deed Series—TRUST DEED | | COPYRIGHT 1988 STEVENS-NESS LAW PUB. CO. | PORTLAND, OR. 9720 |
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| °16227 ∴ MIC #23791 | -DI TRUST DEED | Vol. 2290 Page 1 | _1640 (|
| THIS TRUST DEED, made | this 8th day of | June , 19. | 90, between |
| RICHARD ALEXANDER II and DE | BRA A. ALEXANDER, husband | and wife | |
| as Grantor, MOUNTAIN TITLE C | COMPANY OF KLAMATH COUNTY | , as | Trustee, and |
| L.A. GIENGER and PAULINE H. | GHENGER dba GIENGER INVES | TMENTS | |
| as Beneficiary, | WITNESSETH: | | |
| Grantor irrevocably grants, bin Klamath Co | ourguins, sells and conveys to trust ounty. Oregon, described as: | tee in trust, with power of sale | , the property |
| Lot 12. Block 8. TRACT 1019 | 9. WINEMA PENINSULA, UNIT N | NO. 2, according to the | official |

plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3407 027CC 00100

not sooner paid, to be due and payable per term of note ,19

The date of maturity of the debt secured by this instrument is the date, stated above, on which the linal installment of said note becomes due and payable. In the event the wirhin described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the grantor without lirst having obtained the written consent or approval of the beneficiary, then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or herein, shall become immediately due and payable.

sold, conveyed, assigned or alienated by the grantor without lirst then, at the beneficiary's option, all obligations secured by this instrinerin, shall become immediately due and payeble.

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

1. To protect, preserve and maintein sakl property in good condition and repair; not to remove or dennlish any building or improvement the connor to commit or pirmit any waste of said propesty.

To compile or restore a with may be transructed, damaged or detroy. To compily with all least of manners any building and pay when due all costs incurred therefor.

To compily with all least, ordinances, regulations, covenants, cruditions and restrictions allecting said property; if 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 liting same in the proper public office or offices, as well as the cast of all line searches made by filing officers or searching agencies as may be de-med desirable by the breeficiary.

4. To rovide and continuously maintain insurance on the buildings move or hereafter receied on the said premises algunations on ordering by literard such other harmstan at the senticiary may tom time to time require, in own or hereafter receied on the said premises algunations on ordering by literard such other harmstan at a senticiary may tomo time to time require, in ordering such other harmstan and the property of the property of the senticiary and the property of the senticiary and the senticiary such insurance and to diviver said policies to the beneficiary at least liken days prior to the epipation of any policy of insurance now or hereafter placed on said buildinas the beneficiary may procure the same at grantor's expense. The amount collected under any line or other insurance policy and the sentence of the sentence

It is mutually agreed that:

It is mutually agreed that:

8. In the event that any portion or all id and property shall be taken under the right of entiment domain or condemnation, benediciary shall have the right, it is o elects, to require that all or any portion of the monies payable as compensation for such taking, which are in excess of the amount required to pay all reasonable costs, expunses and attorney; lees necessarily paid or incurred by grantor in such proceedings, shall be paid to benediciary and applied by it first upon any reasonable costs and expunses and attorney; slees, both in the trial and appellate courts, necessarily paid or incurred by lensificiary in such proceedings, and the balance upplied upon the indebtedness secured hereby; and grantor agrees, at its own expunse, to take such nethan and execute such instruments as shall be necessary in obtaining such compensation, promptly upon beneficiary's request.

At any time and from time to time upon written request of beneficiary, payment of its less and presentation (d this deed and the net for endorsement (in dase of full reconveyances, for canculation), without allecting the liability of any person for the payment of the indebtedness, trustes may (a) consent to the making of any map or plat of suid property; (b) join in

franting 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 locts shall be conclusive proof of the truthfulness therein of any matters or locts shall be conclusive proof of the truthfulness thereof. Trustee's lees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any pointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue or otherwise collect the sissues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees upon any indebtedness secured hereby, 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 polits, or the proceeds of tire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as increasid, shall not cure to waive any default or notice of default hereunder or invalidate any act done pursuant to such norice.

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 ereby immediately due and payable. In such an event the beneficiary at his election may proceed to loreclose this trust deed by interesting the such and payable. In such an event the beneficiary at his election may proceed to loreclose this trust deed in the manner provided soft of the said described real property to safis

and expenses actually incurred in enlorcing the onligation of the trist decidenter with trustees and attorney's less 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 sule or the time to which said sale may be postponed as provided by law. The trusteer may self said property either in one parcet or in separate parcets and as a sule may be postponed as provided by law. The trusteer may self said property either in one parcet or in separate parcets and action to the highest bidder for each payable at the time of sale. Trustee shall deliver to the purchase to the form as required by law conveying the property so said, but deed of any matters of lact shall be conclusive proof of the trustlatines aftered. Any person, excluding the trustee, but including the francer with the same of the same

trustee, the latter shall be vested with all title, powers and duties connered upon any trustee herein named to appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, which, when recorded in the mostragier 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 accepts 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 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.

NOTE: The Trust Deed Act provides that the trust to hireunder must be either an attorney, who is an active member of the Oregon State Bar, of bank, trust or savings and lean association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrew agent licensed under ORS 696.505 to

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