FORM No. 881—Oregon Trust Deed Serios—TRUST DEED,	RIGHT 1988 STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204
17057 MTC #23917-DN TRUST DEED	Vol. <u>m90</u> Page 13103 @
THIS TRUST DEED, made this 2nd day of June ALLAN L. CRAIGMILES and JANE A. CRAIGMILES, husband and	ly, 19.90, between wife
as Grantor, MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY	as Trustee, and
RICHARD J. STEINBOCK and JANUE L. STEINBOCK, husband and	wife
as Beneficiary, WITNESSETH:	
Grantor irrevocably grants, bargains, sells and conveys to trustee in Klamath County, Oregon, described as:	n trust, with power of sale, the property
Lot 8 in Block 3 of TRACT NO 1103, EAST HILLS ESTATES, a plat thereof on file in the office of the County Clerk o	according to the official of Klamath County, Oregon
Tax Account No: 3909 001AC 00700	

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 rests, issues and prolits thereof and all fixtures now or hereafter attached to or used in connec-

(\$12,600.00)note of even date herewith, phyable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if Dollars with interest thereon according to the terms of a promiss

not sooner paid, to be due and payable per terms of the note..., 19...

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. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or elienated by the grantor without first 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 because immediately due and payable. herein, shall become immediately due and payable.

sold, conveyed, assigned or elienated by the grantor without lirst then, at the beneficiary's option, all obligations secured by this instr herein, shall become immediately due and jasyable.

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

I. To protect, preserve and maintain said property in good concition and repair; not to tenowe or demolish any building or improvement thereon; nor to commit or permit are restore promptly and in good and workmanike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor.

J. To comply with all laws, ordinances, regulations, covenants, cauditions 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 liling same in the proper public office or offices, as well as the cust of all lins sparches made by filing officers or searching agencies as may be demed destrable by the beneficiary. To provide and continuously maintain inter sace on the buildings now or hereafter erected on the said premises agiants loss or damage by lite and such other hazards as the beneficiary may from time to time require, in an amount not less than \$ VACABL LABIO , witten in companies acceptable to the beneficiary may from time to time require, in an amount not less than \$ VACABL LABIO , with the strength of the property of insurance now or hereafter process of insurance shall be delivered to the bunchirary as soon as insured; if the grantor shall all it or any reason to procure any such insurance and to deliver said policies to the beneficiary and has a such notice.

In the product of the security of the security upon any indeptendent of the security of the security upon any indeptendent of the security of the security upon any default or notice of delivered to assessed upon or against said property before any part of such office.

5. To keep said premises leve I

It is mutually agreed that:

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5. In the event that any portion or all id said property shall be taken under the right of eniment domain or condemnation, beneficiary shall have the right, if it so 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, expenses and attorney's lees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it first 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 upplied upon the indebtelness secured hereby; and grantor agrees, at its own expense, to take such information exceute such instruments as shall be necessary in obtaining such compensation, promptly upon beneficiary's request. Upon written request of beneficiary, payment of its lees and presentation written request of beneficiary, payment of its lees and presentation cancellation), without allection endorsement (in case of full reconveyances, for the indebtedness, trustee may (a) consent to the making of any map or plan of said property; (b) join in

granting any easement or civating any restriction thereon; (c) join in any subordination or other agreement allecting this deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of the property. The grantee in my recovery my be described as the "person or person of the truthuliness thereof. Trustee's lees for any of the service mentioned in this paragraph shall be not less than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any time without potice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security of 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 rent; issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's lees 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 profits, or the proceeds of lire and other insurance policies or compensation or awards for any taking or damage of the ropperty, and the application or release thereof as aloresaid, shall not cure or waive any detault or notice of default hereunder or invalidate any act done pursuant to such notice.

12. Upon default by grantor in payment of any indebtedness secured hereby, or in his restrumence of any agreement hereunder, time heins of the health of the secure of the property of the property

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

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 payment and/or performance, the beneficiary may declare all sums secured hereby immediately due and payable. In such an 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 foreclose this trust deed by advertisement and sale, or may direct the trustee to pursua any other right or the beneficiary elects to foreclose by advertisement and sale, the beneficiary of the beneficiary selects to foreclose by advertisement and sale, the beneficiary to the beneficiary elects to foreclose by advertisement may have. In the event the trustee shall execute and cause to be recorded his written notice of default and his election to sell the said described real property to satisy the obligation of the trustee shall even the sale, since the election to sell the said described real property to satisy the obligation in the manner provided in ORS 86.735 to 86.795.

13. After the trustee to 86.795.

14. After the trustee the second foreclosure by advertisement and sale, and at any time priotor person so privileded by ORS 86.753, may cure the default or default or default that is capable on the election of the sale, the grantor or any 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 not then be due had no release the content of the sale that it is capable of the entire amount due at the time of the cure other than such portion as would not then be due had no release the cure other than such portion as would not then be due had no release the cure other than such portion as would not then be due had no release the cure other th

defaults, the person effecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed and expenses actually incurred in enforcing the obligation of the trust deed together 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 sale or the time to which said sale may be postponned as provided by law. The trustee may sell said property either in one pact or in separate parcels and shall sell the parcel or parcels at auction to the highest hidder for cash, payable at the time of sale. Trustee shall dever to the purchaser its deed in form as required by law conveying property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters of lact shall be conclusive proof of the truthfulness thereol. Any person, excluding the trustee, but including the granter and beneficiary, 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, including the compensation of the trustee and a transmable charge by trustee statemers, (2) to the obligation secured by the trust deed, (3) to all person having recorded liens subsequent to the interest of the trustee in the trust deed as their interests may appear in the order of their prismits and (4) the surplus, if any, to the granter or to his successor in interest entitled to such surplus.

16. Beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the secured upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by conferred upon any trustee herein named or appointed hereunder. Each such appointment of the succes

no is an active member of the Oregon State Bar, a bank, trust company United States, a title insurance company authorized to insure title to real agency thereof, or an escrow agent licensed under ORS 6%5.505 to 6%5.585. NOTE: The Trust Deed Act provides that the trustile betweender must be or savings and loan association authorized to do business under the la property of this stole, its subsidiates, affiliates, egent or branches, the

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

except none

and that he will warrant and forever defend the same against all persons whomsoever.

물론성 [발]		note and this trust deed are:	
The grantor warrants that the proceeds of the los (a)* primarily lor grantor's personal, tamily or h	an represented by the above described to the service of the servic	tice below).	
(a)* primarily for granization, or (even it grantor is a	natural persony are see		rs, executors.
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sonal representatives, succeeding a beneficiary	herein. Ill Comstraint attach		
ured hereby, whether or not name the latest and the sider includes the feminine and the neuter, and the sider includes the feminine and the neuter, and the sider includes the sider inc	for has hereunto set his hand the	day and year inst doore	
IN WITNESS WHEREST, SILL		≤ 0	
MPORTANT NOTICE: Delete, by lining out, whichever war	renty (a) or (b) is ALLAN L	CRAIGNILES	
applicable; is wanted in the Truth-in-Leriding Act and	required test	1 reacgnilo	
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the signer of the above is a corporation,			
the signer of the above is a climbra. the form of atknowledgement opposite.))	
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County of Klamath	This instrument was acknown	wiedged before me on	
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ALLAN L. CRAIGMILES	ol		
JANE A. CRAIGMILES	The second secon	And the second s	
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Notary bath for			(
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The undersigned is the legal owner and hole trust deed have been fully paid and satisfied. You said trust deed or pursuant to statute, to cancel said trust deed or pursuant to statute, to cancel	hereby are directed, on payment to	you of any sums owing to you a	delivered to you
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	CRAIGMILES		
ALLAN L. CRAIGMILES & JANE A.	CARL THE STREET OF THE ST		
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Klamath Falls, OR97603 Grantor	SPACE RESERVED		
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RICHARD J. STEINBOCK & JANIE	RECORDERS	- Jak Mortoages O	I Salu Course
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Wilmath Falls OR 97603	"I I"	County offixed.	

Klamath Falls, OR Beneficiary AFTER RECORDING RETURN TO

RICHARD J. STEINBOCK 3117 Western Klamath Falls, OR 97603

Fee \$13.00

County affixed.

Evelyn Biehn, County Clerk By Quellene Muelenshie Deputy