S NE	Co	PYRIGHT 1990 STEVENS NESS LAW PUBLISHING CO., PORTLAND, OR 9720
MTC #24136-K (19298 on qebr.) HoniTHIS TRUST (DEED) A made this James, Rallegh, Larimer	TRUST DEED	Vol
incompanies and the control of the c		County attract
as Grantor; MOUNTAIN TITLE COMPANY	Y OF KLAMATH COUNTY	And Trustee, and
C)TA's in creation	meconpens use	ment/micrafilm/meganion No.
Klamath Falls, OR 97601 Segret	WITNECCETU.	- 12 - Grand Lear Common Contraction (1997)
in Klamath County,	is, sells and conveys to tre Oregon, described as:	ustee in frust, with power of sale, the property
	OF WHICH IS MADE A E	ASS tression for total out the quit PART HEREOR BY THIS REFERENCE Unitalizate Consist of
TRUST DEED		STATE OF OREGON, \ \} \(\sigma_0.

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generations.

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 SIXTEEN THOUSAND FIVE HUNDRED AND NO/100—

(S16,500.00)

Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the linal payment of principal and interest hereof, it not sooner paid, to be due and payable Per terms of the not sooner paid, to be due and payable. The delt 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 alienated 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 herein, shall become immediately due and payable, payment agrees:

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

OUR PRESENTATION.

sold; conveyed, assigned or alienated by the grantor without first then, at the beneticiary's option, all obligations secured by this inst herein, shall become immediately due and payable.

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

1. To protect, preserve and maintain said property in good condition and repair of the common or emove or demolish any building or improvement thereon; not to common to remove or demolish any building or improvement thereon; not to common to remove or demolish any building or improvement thereon; on the common of pay when due ill thich may be constructed, 'damaged or destroyed thereon, and pay when due ill thich may be constructed,' damaged or destroyed thereon, and pay when due ill think may be constructed, 'damaged or destroyed thereon, and pay when due ill think may be constructed,' damaged or destroyed thereon, and pay when due ill think may be constructed,' damaged or destroyed thereon, and pay when due ill think may be constructed,' damaged or destroyed thereon, and pay when due ill think may be constructed,' damaged or destroyed thereon, and pay when due ill think may be constructed,' damaged or destroyed thereon, and pay when due ill think may be constructed,' damaged or destroyed thereon, and the pay the pay the deemed desirable, by the beneficiary may require and to pay for lilling sammon mental proper public office or offices, as well as the coast of all lilling sammon mental pay the manual property ill the grant of the pay the

It is mutually agreed that:

It is mutually agreed that:

8. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, beneliciary shall have the right, if it so elect to require that all or any portion of the monies payable as compensation to the taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorney's less necessarily paid or incurted by genitor in such proceedings, shall be paid to beneliciary and applied by it first upon any reasonable costs and expenses and attorney's besonthin the trial and applied courts, necessarily paid or incurred by beneficiary in such and applied open the indebtedness secured hereby; and grantor agrees, at its own expense, to take such actions and; execute such intruments as, shall be necessary; in obtaining such compensation, pumptity upon beneficiary's request.

9. At any time and from time to time upon written request of beneficiary, and the such actions in the conference of the reconstruction of this deed and the note for endorsement (in case of full reconveyances, for cancellation), without allecting 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) join in

granting any easement or creating 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 any reconveyance may be described as the "person or persons legally entitled thereto" and the recitals therein of any matters or lacts 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.

10.3 Upon any default by grantor hereunder, beneliciary may at any time without notice, either in person, by agent or by a receiver to be opposited 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 of any part thereof, in its own name sue or otherwise collect the rents, issues and profilts, including those past due and unpaid, and apply the same, as costs, and expenses of operation and collection, including reasonable attorny's lees upon any indebtedness secured hereby, and in such order as beneficiary may determine.

In the entering upon and taking possession of said property, the collection of such rents, issues and prolits, or the proceeds of lire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aloresaid, shall not cure or wards default or notice of default hereunder or invalidate any act done pursuant such notice.

collection of such rents, issues and profits, or the proceeds of life and other insurance opolicies or, compensation or awards for any taking or damafe of the property, and the application or release thereof as aloresaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done waive any default or notice of default hereunder or invalidate any act done 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 any declare all sums secured hereby memorately due and payable. In such any declare all sums secured hereby memorately due and payable. In such any declare all sums secured hereby memorately which the beneficiary lease in a sum and his election may proceed to foreclose this trust deed by advertisement and sale, or may direct trustee to foreclose this trust deed by advertisement and sale, or may direct the beneficiary elects to foreclose by advertisement any have. In the event the beneficiary elects to foreclose by advertisement any have. In the event the trustee shall list the time and place of sale, give notice thereby whereupon the trustee shall list the time and place of sale, give notice thereby whereupon the trustee shall list the time and place of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.735 to 86.795.

13. After, the frustee has commenced foreclosure by advertisement and sale, and at any time prior to 5 days before the date the trustee conducts the sale, and at any time prior to 5 days before the date the trustee conducts the secured by the trust deed, the default may be cured by paying the entire of the default or default or default of the secured by the trust deed, the sale shall pay to the beneficiary all control of the trustee of the default of the secured by the proceed of the secured by paying the entire process of

NOTE: The Trust Deed Act provides that the trustee hereunder must be either on atte or savings and loan association authorized to do business under the ilows of Orego property of this state, its subsidiaries, affiliates, agents or branches, the United States n'active member of the Oregon State Bar, a bank, trust company States La. title Insurance company authorized to insure title to real thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

અંક્રિક્સ ફ્રિક્સિક્સ ક્લાઇ હતા. જેવા છે. વ્યક્તિકારા જેવા કર્યો છે.	Ones but of bigging spor	tralies (p) squar	Trans of a basis of	unencumbered title thereto
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Beginning at the Southwesterly corner of Lot 15, Block 9, BUENA VISTA ADDITION to Klamath Falls, Oregon; thence South 58 degrees 37' 30" East 50.00 feet to the Southeasterly corner of Lot 15; thence continuing South 58 degrees 37' 30" East 6.00 feet to a point on the Southerly line of Lot 16; thence, generally along the remains of an old rock wall or fence line and the extension thereof North 32 degrees 38' 25" East 139.41 feet to a point on the Northerly line of said Lot 16; thence North 58 degrees 52' 48" West 10.00 feet to a 5/8" iron pin marking the Northwesterly corner of Lot 16; thence continuing North 58 degrees 52' 48" West, along the Northerly line of Lot 15, 50.00 feet to the Northwest corner of said Lot 15; thence along the Westerly line of Lot 15 South 30 degrees 45' 25" West 139 feet, more or less, to the point of beginning.

Tax Account No: 3809 030BB 00900

STATE OF OREGON: COUNTY OF KLAMATH

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Filed for record at requof Aug.		Mountain Title 3:23 o'clock	P.M., and duly recorde		y
	of	Mortgages	on Page16984		•
FEE \$18.00		Eve⊥) ∴ By	n Biehn County	clerk	