

20072

TRUST DEED

Vol. m90 Page 18363

THIS TRUST DEED, made this 31 day of July, 1990, between
STEPHEN C. BRUNSCHEEN AND KIMBERLY J. BRUNSCHEEN, husband and wife
as Grantor, ASPEN TITLE & ESCROW, INC.
CHRISTOPHER A. NEWTON, as Trustee, and
as Beneficiary.

WITNESSETH:

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

The E 1/2 LESS the East 50 feet of Lot 6, Block 1, ALTAMONT ACRES, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-3DB TL 2000

THIS TRUST DEED IS AN ALL-INCLUSIVE TRUST DEED AND IS BEING RECORDED INFERIOR AND JUNIOR TO AN EXISTING TRUST DEED IN FAVOR OF LEO R. FERRONI THAT IS NOW RECORDED AS A LIEN ON THE ABOVE DESCRIBED PROPERTY.

SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET

together with all 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 FORTY THOUSAND AND NO/100-----

-\$40,000.00.

note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable at maturity of Note, 19 1961.
The date of maturity of the debt secured hereby is at maturity of Note.

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 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.

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 demolish 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 manner 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 affecting said property; if the beneficiary so requests, to join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for filing same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the beneficiary.

4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the said premises against loss or damage by fire and such other hazards as the beneficiary may from time to time require, in an amount not less than \$ insurable value

companies acceptable to the beneficiary, with loss payable to the latter; written policies of insurance shall be delivered to the beneficiary as soon as insured; if the grantor shall fail or for any reason to procure policies of insurance and to deliver said policies to the beneficiary at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings, then the beneficiary shall have the same at grantor's expense. The amount of any indebtedness secured hereby and any interest thereon may be applied by beneficiary to the payment of the policy of insurance; and the balance of the proceeds of any policy may determine, or at option of beneficiary the entire amount to constitute the net proceeds of the policy, may be released to grantor. Such application or release shall not cure or waive, and shall not constitute notice of default hereunder or invalidate any action done pursuant to such notice.

5. To keep said premises free from construction liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against said property before any part of such taxes, assessments and other charges become past due or delinquent and promptly deliver receipts therefor, the grantor should the grantor fail to make payment of any taxes, assessments, insurance, or other charges payable by grantor, either by direct payment or by providing a beneficiary with funds with which to make such payment, beneficiary may, at any time, make payment thereof, and the amount so paid, with interest at the rate set forth in the note secured hereby, together with the obligations described in paragraphs 1 through 4 hereof, shall be added to and become a part of the debt secured by this trust deed and for such obligations, with interest arising from breach of any of the covenants hereof and for such obligations, with interest as aforesaid, the promisor hereinbefore described, as well as the beneficiary hereinbefore described, to the extent that they are bound for the payment of the obligation herein described, and all such payments shall be immediately due and payable without notice, and the nonpayment thereof shall, at the option of the beneficiary hereinbefore described, constitute a breach of the obligations secured by this trust deed immediately due and payable, and shall constitute a breach of the obligations secured by this trust deed.

6. To pay all costs, fees and expenses of this trust including the cost of title and recording as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation and trustee's and attorney's fees actually incurred.

7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee; and in any suit, action or proceeding in which the beneficiary or trustee may appear, including any suit for the foreclosure of the deed, to pay all costs and expenses, including evidence of title and the beneficiary's and trustee's attorney's fees; the amount of attorney's fees mentioned in this paragraph shall be paid by the trustee by the trial court and in the event of an appeal from any judgment or order of the trial court, grantor further agrees to pay such sum as the appellate court shall deem reasonable as the beneficiary's or trustee's attorney's fees on such appeal.

It is mutually agreed that:

[illegible]

9. At any time and from time to time upon written request of beneficiary, payment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyances, for cancellation), without affecting 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 affecting 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 facts shall be conclusive proof of the truthfulness thereof. Trustee's fees 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 time without notice to either in person, by agent or by a receiver to be appointed by a court, and in addition 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 take possession of said property and its contents, including the rents, issues, profits, and proceeds of the same, and the proceeds of the sale of the same, and the proceeds of the 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 profits, or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aforesaid, shall not cure or waive any default 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 hereunder or nonperformance of any agreement hereunder, time being of the essence with respect to said performance, the beneficiary may elect to 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 equity as a mortgage or direct the trustee to foreclose this trust deed by advertisement, either at law or in equity, while the beneficiary may have. In the event the trustee shall execute and cause to be recorded his written notice of default or foreclosure to sell the said described real property to satisfy the obligation secured hereby, he shall fix the time and place of sale, give notice thereof as then required by law, and cause to be foreclosed this trust deed in the manner provided in ORS 86.730 to 86.735.

13. After the trustee's death, the trust shall be closed by advertisement and sale, and at any time prior to 5 days before the date the trustee produces the sale, the grantor or any other person so privileged by ORS 86.753, may cure the default by tendering the amount of the debt, including interest, and the sums secured by the trust. If the default consists of a failure to pay, when due, the entire amount due at the time of the cure, other than the amount that would not then be due had no default occurred. Any other default that is capable of being cured may be cured by tendering the performance required under the obligation or the performance required under the obligation plus the amount of the default, the person effecting the cure, in addition to curing the default or the expenses actually incurred in enforcing the obligation of the trust, together with trustee'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 place designated in the notice of sale or the time to which said sale may be postponed as provided by law. The trustee may sell said sale may be sold in or in separate parcels and shall sell the parcel or parcels at public auction to the highest bidder, payable at the time of sale. Trustee shall deliver to the purchaser its deed of conveyance conveying the property so sold, but without any covenant or warranty, expressing the truthfulness thereof, and on any matters of fact shall be conclusive proof of the truthfulness thereof. In making the trustee, but including the grantor 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 reasonable charge by trustee's attorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust (including 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. Beneficiary may from time to time appoint a successor or successors to any trust created herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all the powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed and confirmed by the beneficiary. The instrument so executed and confirmed by the beneficiary in which the property is so 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 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 title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

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

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

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:
(a)* primarily for grantor's personal, family or household purposes (see Important Notice below).
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

(If the signer of the above is a corporation, use the form of acknowledgement opposite.)

STATE OF OREGON,

County of Klamath } ss.

This instrument was acknowledged before me on August 2, 1990 by

STEPHEN C. BRUNSCHEN

KIMBERLY J. BRUNSCHEN

Sandra Handsaker

Notary Public for Oregon

My commission expires: 7-23-93

STATE OF OREGON,

County of _____ } ss.

This instrument was acknowledged before me on _____, 19____, by _____

as _____ of _____

Notary Public for Oregon

My commission expires: _____ (SEAL)

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to _____

DATED: _____, 19____

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED

(FORM No. 881)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Grantor

Beneficiary

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

THIS TRUST DEED IS AN "ALL-INCLUSIVE TRUST DEED" AND IS SECOND AND SUBORDINATE TO FIRST DEED DATED JUNE 26, 1990 AND RECORDED JUNE 27, 1990, Book M-90 at page 12608, in favor of LEO R. FERRONI, as Beneficiary, which secures the payment of Note therein mentioned. CHRISTOPHER A. NEWTON, the Beneficiary, herein agrees to pay, when due, all payments due upon the said Note in favor of LEO R. FERRONI and will save Grantor herein, STEPHEN C. BRUNSCHEEN, harmless therefrom. Should the said Beneficiary herein default in making any payment due upon said prior Note and Trust Deed, Grantor herein may make said delinquent payments and any sums so paid by Grantor herein shall then be credited upon the sums next to become due upon the Note secured by this Trust Deed.

KB *JD* *ca*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day
of Sept. A.D., 19 90 at 9:06 o'clock A M., and duly recorded in Vol. M90,
of Mortgages on Page 18363.
Evelyn Biehn County Clerk
By Doreen Miller

FEE \$18.00