WNo. 881-Oregon Tru	st Deed Series-TRUST DEED.	TRUST DEED		20 Page 19024
20462	MTC #24394-DT	Aav of	September	, 19.90, between
THIS TRU Paul J. Bree	IST DEED, made this2 dlove., a.single.pers	on	County at	Design WA Har Trustee, and
	UNTATN TITLE COMPANY.	OF. KLAMATH. COUN	IX Record of	Incert white as Trustee, and Montante of and commen- contain teaching has the first state of an teaching has the first state
Grantor,EU	UW1311.20	SECONDER 112	6.	this (as not the first in the
Benericiary)	the Arants bargains	sells and conveys t	to trustee in trust, wi	th power of sale, the property
Grantor in Klamath	County, County	Dregon, described as:	TTTON TO KLAMATH	RIVER ACRES, according Clerk of Klamath #X62857.
				Clerk of Klamath #X62857.
to the oill	TOCETHER WITH a	1972 VANTA MODI	le nome, licourte	ander en filme sperie en statististe QE OFFICE
max Account	NO: JOUR COL	이 번경감이 실수는 바람이 적 것이 있는 것		and innior
This Trust	Deed is an All-Inclu Trust Deed in favor	sive Trust Deed of Patricia Jona	and is his history and and	orded second and junior
to a first	t "A" attached hereto	and by this re	ference made a pa	rt hereof
See Exhibi	t "A" attached hereto re to be cut until th	his Trust Deed h	as been paid in 1 parties, all other riel	rt hereoi full, or seller gives ats thereunto belonging or in anywise eafter attached to or used in connec- herein contained and payment of the
written pe together with all	rmission, as well as and singular the tenements, he	reditaments and appurte ues and profits thereof a	nd all fixtures now or her	ts thereunto belonging or in anywise eafter attached to or used in connec- herein contained and payment of the
tion with said ret	PURPOSE OF SECURING	PERFORMANCE of ea	ICH Agreement	
sum of TWEN	TY FIVE THOUSAND	Doll	ars, with interest mercon	according to the terms of a promissory ent of principal and interest hereot, if which the linal installment of said note
(\$25,000.0	0)	ry or order and made by	, 1x 2005	which the final installment of said note
becomes due an	d payable. In the event the we	grantor without first has secured by this instrum	ent, irrespective of the	
then, at the bes	ome immediately due and payat	AD.	anisment or crea	ting any restriction thereon; (C) join in art
To prote	of the security of fins in and proj-	e improvement thereon; the	abordination or other agreem hereol: (d) reconvey, without rantes in any reconveyance	ting any further deed or the hen or class ent allecting this deed or the hen or class warranty, all or any part of the property. The may be described as the "person or person he recitals therein ol any matters or lacts shall he thereol. Trustee's lees lor any of the thubers thereol. Trustee's lees lor any of the reph shall be not less than 85.
put to commit or	permit any waste of said property. molete or restore promptly and in	food and workmanlike in constructed, damaged or b	really entitled thereto, and the conclusive proof of the true ervices mentioned in this parage	thulness thereol. Trustee's tees to buy trustee that the stan \$5. by drantor hereunder, beneliciary may at an by drantor hereunder, beneliciary may at an person, by agent or by a receiver to be a person, by agent denuacy of any security to
destroyed thereon 3. To cor	and pay when due all controls, regul- mply with all laws, ordinances, regul- ming affecting said property; if the bi-	eneliciary to requests, to o the Uniform Commer-	time without notice, either in	person, by athe adequacy of any security in out regard to the adequacy of any security in
join in executing cial Code as the	ions affecting said property, it such linancing statements pursuant t beneficiary may require and to pa fice or offices, as well as the cost o s or searching agencies as may be a or searching agencies as may be	the line untriches made	the indiroteum part thereof, in	is own name and unnaid, and apply the said
beneliciary_	mile and continuously maintain in	urance on the buildings	ney's less upon any indebted liciary may determine.	in and taking possession of said property, i
and such other	harards as the beneficiary may here than sfull, insurable	value written in	insurance policies or compension	ation or awards for as aforesaid, shall not cure or release thereof as aforesaid, shall not cure or release thereinder or invalidate any act d
companies accer policies of insur if the grantor s	prable to the beneficiary, in the beneficiary, rance shall be delivered to the beneficiary at least filteer heal tail for any reason to procure a heal tail for any reason to procure a heal tail for any reason to be deant lice of insurance now or hereafter	any such insurance and to a days prior to the expira- nlaced on said buildings,	pursuant to such notice.	grantor in payment of any indebtedness secu
tion of any po	blicy of insurance now or net granto may procure the same at granto	r's expense. The amount nay be applied by benefi-	hereby or in his period such essence with respect to such	payment and/or period and payable. In such ereby immediately due and payable, in such tereby immediately due to foreclose this trust of
collected under ciary upon any may determine	may procure the same at glunch any lire or other insurance policy to indebtedness secured hereby and in , or at option ol beneficiary the enti- to, may be released to frantor. Such ive any default or notice of default i	re amount so collected, or application or release shall bereunder or invalidate any	event the beneficiary at his in equity as a mortgage of	direct the trustee to foreclose this title direct the trustee to pursue any other right may direct the trustee to pursue any other right
not cure or we act done purst	any default or notice of utility and to such notice.	iction liens and to pay all levied or assessed upon or	remedy, either at law or in e	close by advertisement and sale, in otice of de eclose by advertisement and sale, in otice of de
against said 1	property before any part of such to	tly deliver receipts therefor	secured as then requ	
ments, insura	nce premiums, liens or other beneliciary	with lunds with which to	13. After the trust	r to 5 days before the date ORS 86.753, may
and the amo	unt so paid, with interest at tribed in bar with the obligations described in	paragraphs o and t or this of the debt secured by this	the default or defaults. It	the detault default may be cured by parties as
trust deed, s	without waiver of any rights with in	terest as aloresaid, the prop		
erry nerenna	that they are bound to the more	listely due and payable		
render all s	ums secured by this trust deed.	this trust including the cos	d Dy iam 14. Otherwise, in	notice of sale or the time to which propert
of title sear in connection	on with or in enforcing this obligation	or proceeding purporting	t auction to the highest	Diuger to horm as required by
aflect the	to appear in and detend the benefician security rights or powers of beneficiary or	trustee may appear, including all costs and expenses,	ng shall deliver to the put	chaser its deed in joint or warranty, expres- ut without any covenant or warranty, expres- e deed of any matters of lact shall be conclus- reol. Any person, excluding the trustee, but iary, may purchase at the sale. iary, may purchase at the sale.
cluding ev	idence of title and the beneficiality pa	ragraph 7 in all cases shart	or the grantor and benefic ap- 15. When trust	iary, may purchase the powers provided arrest es sells pursuant to the powers of (1) the expenses of js of sale to payment of (1) the expenses of
decree of	the trial court, grantor further as the	beneficiary's or trustee's att	cluding (a) to the C	blightion scouter, successf of the trustee the
It	is mutually agreed that:	of said property shall be ta	ken deed as their interests the surplus, il any, to the	grantor or to his successor in interest entire
under the right, if	it so elects, to require that all or an	n excess of the amount requirements fees necessarily paid	ired 16. Beneficiary f or sors to any trustee n and under. Upon such a	anied herein or to any successor trustee app anied herein or to any successor trustee to the impointment, and without conveyance to the
to pay a incurred	ill reasonable costs, expenses and a by grantor in such proceedings, sh by direct upon any reasonable costs	all be paid to beneficiary and expenses and attorney's arily paid or incurred by b	lees, trustee, the latter shi bene- upon any trustee here end substitution shall	If be vested with all thick per Each such a in named or appointed hereunder. Each such a be made by written instrument executed by be made by written instrument executed by d in the mortgage records of the county or d in the mortgage conclusive proof of proper a situated, shall be conclusive proof of proper a
both in ficiary i	the trial and appellate courts, income n such proceedings, and the balance n such proceedings, at its on	applied upon the indepict on expense, to take such ac	tions which, when recorder com- which the property is	situated, shall be conclusive proof of proper
and exe pensation	cute such instruments as sharp's reque n, promptly upon beneficiary's reque	st. ne upon written request of i	e lor acknowledged is ma	accepts this trust when this device by law. Tru- de a provided by law. Tru- ny party hereto of pending sale under any of any party hereto of pending sale under any of any proceeding in which frantor, beneficiar, on or proceeding in which frantor, beneficiar, as such action or proceeding is brought by tru- ess such action or proceeding is brought by tru-
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EXHIBIT "A"

This Trust Deed is an "AllInclusive Trust Deed" and is second and subordinate to the Trust Deed now of record dated April 4, 1989, and recorded April 19, 1989 in Vol. M89, at page 6629, microfilm records of Klamath County, Oregon, in favor of Patricia Jonah, as Beneficiary, which secured the payment of a note therein mentioned.

Walton-DuPont, beneficiary herein agree to pay, when due, all payments due upon the said note in favor of Patricia Jonah and will save the grantors herein, Paul J. Breedlove harmless therefrom.

Should the said Beneficiary herein default in making any payments 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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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