20645 THIS TRUST DEED, made this4 PHILLIP D. PARKER and SHERI PAI as Grantor,	KLAMATH COUNTY	Septembe nd wife Cosul and wife	r S alliser S alliser S alliser	, as Trustee,
PHILLIP D. PARKER and COMPANY OF as Grantor, MOUNTAIN TITLE COMPANY OF ALBERT BONDEROW and LOUISE BON	KLAMATH COUNTY	and wife	<u>kuckentingi si</u> dari Anerica Maritisa ang	, as Trustee,
Grantor, MOUNTAIN TITLE COMPANY OF ALBERT BONDEROW and LOUISE BON	KLAMATH COUNTY	and wife	incler high is	neering kongelik Treening kongelik versi
ALBERT BONDEROW and LOUISE BON	DEROW, husband	and wife	incler high is	neering kongelik Treening kongelik versi
ALBERT BONDEROW and LOUISE BON	DEROW, husband	and wife	ancielis a la Secondation	n film genner fan Grue of felge en gagal it sjoer Grue gadar fel
Destinion			n sa la carta ana manina anta	n an
Beneficiary,	WITNESSETH			
	VVIII TOODA	•		t onto the prop
Grantor irrevocably grants, bargains, se	ells and conveys to	trustee in trust	, with power	01 3416, 116 1.07
SEE ATTACHED LEGAL DESCRIPTION	N OF WHICH IS M	IADE A PART H	EREOF BY T	HIS REFERENCE
(c) A start and the start of		23.75	ye en exe	et de la companya de
		e a statistica de la composición de la Composición de la composición de la comp	and a second	an a
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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 lixtures now or hereafter attached to or used in connec-tion with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the MULTURY FOULD THOMSAND THO HUNDERD ETETERN AND 65/100 _____

Sum of TWENTY-FOUR THOUSAND TWO HUNDRED FIFTEEN AND 65/100

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 final payment of principal and interest hereof, if

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, condi-ions and restrictions altecting said property; if the beneliciary so requests, to ion in executing such linancing statements pursuant to the Uniform Commer-tial Code as the beneliciary may require and to pay for liling same in the proper public office or offices, as well as the cost of all lien searches made by liling officer or searching agencies as may be deemed desirable by the beneliciary.

non 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 officer of offices are searching agencies as may be deemed desirable by the beneficiary.
4. To provide and continuously maintain insurance on the buildings from breatly erected on the said premises against loss or damage by fire nor work hereafter erected on the said premises against loss or damage by fire and continuously maintain insurance on the buildings and such other hazards as the beneficiary may from time to time require in an amount not less than the beneficiary may from time to time require. In an amount not less than the beneficiary and from time to time require in an amount not less than the beneficiary at less fifteen days prior to the hatter all to delivered in the beneficiary as soon as an to delive said policies to the beneficiary at less fifteen days prior to the buildings, the beneficiary at reason to procure any such insurance explanded or beneficiary the entire amounts or collected, or may be released to grantor. Such application or release shall the delivered for the same at grantor's expense. The buildings, and there on any onder thereois the same at grantor seemens, and other any determine, or at option of beneficiary the entire amount so collected, or nay be released to grantor. Such application or release shall any determines and ther any determines the baneliciary may and there on any default or notice.
5. To ken and other charges that may be levied or assessed upon or three of may be applied to seemes. The second other barries and other advants and other charges pathel to the assessed upon or three amount to such notice.
6. To appart the orbition any default or notice of default hereunder or invalidate any act thereoi, may be released to grantor fill to make payment of any farse, assessed upon any farse, assessements and other charges pathele or markes and other charges pathele to may farse, assessed u

pellate court shall adjudge reasonable as the penenciarys or trustees altor-ney's lees on such appeal. It is mutually agreed that: B. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, benetkiary shall have the right, it is or lects: to require that all or any portion of the monies payable right, it is or lects: to require that all or any portion of the monies payable right, it is or lects: to require that all or any portion of the monies payable right, it is or lects: the proceedings, shall be paid to beneticary and incurred by grantor in such proceedings, shall be paid to beneticary and incurred by grantor in such proceedings, and the or incurred by ben-both in the trial and appellate courts, meressarily paid to inducted by ben-bicary in such proceedings, and its won expense, to take such actions secured hereby; and grantor agrees, at its own expense, to take such actions pensation, promptly upon beneticiary's request. 9. At any time and from time time out this deed and the note lor endorsement (in case of lull reconveyances, lor 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 thereoi; (d) reconvey, without warranty, and or any part of the property. The grantee in any reconveyance may be determed and the "person or persons frantee in any reconveyance may be therein of any matters or lacts shall be conclusive proof of the truthfulness thereoil, Trustee's lees for any of the services mentioned in this paragraph, by and the meeting of the approximation of this paragraph, by agent or by a receiver to be ap-time without notice, either in person, by agent or by a receiver to be ap-top intel diversed, once upon and take possession of said prop-ter issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of one of thereby, and in such order as bene-licitary may determine. In the superior and taking possession of said prop-ticitary may determine.

neys tees upon any indectance and taking possession of said property, the licitary 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 property, and the application or release thereof as adoresaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

property, and the application or release thereot as aloresud, 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 hereby or in his pettormance of any agreement hereunder, time being of the hereby or in his pettormance of any agreement hereunder, time being of the hereby or in his pettormance of any agreement hereunder, time being of the hereby or in his pettormance of any agreement hereunder, time being of the hereby or in his pettormance of any agreement hereunder, time being of the hereby or in his pettormance of any agreement hereunder, time being of the off the beneliciary at his election may proved to foreclose this trust deed by in equity as a mortage or direct the trustee to toreclose this trust deed the beneliciary at his election may proved to foreclose this trust deed by divertisement and sale, or may direct the trustee to pursue any other right or the beneliciary elects to foreclose by advertisement and sale, the beneliciary or the beneliciary elects to foreclose by advertisement and place of sale, diver-notice thereol as then required 56.735 to 86.795. In the manner provided in ORA's 56.735 to 86.795. I. 13. After the trustee to 5 days before the date the truste conducts the sale, he grantor or any if the default consists of a lailure to pay, when due such default or default may adver than and be curee OF, paying the sums secured by the time of the cure other than such that is capable of not them be due had an default occurred. Any other default that is capable of not then be due had and default occurred. Any other default that is capable of not then be due had and default docurred. Any other default that is capable of obligation, or person effecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed and expense and attorney's less not exceeding the amount for the sale and at any time any case

together with trustee's and attorney's lees 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 place designated in the notice of sale or the time to which said sale may place designated in the notice of sale or the time to which said sale may place designated in the notice of sale or the time to which said sale may place designated in the notice of sale or the time to which said sale may place designated in the notice of sale or the time to which said sale may none parcel or provided by law. The trustee may sell said property either in one parcel or highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conclusive proof plied. The trihulness thereoi. Any person, excluding the trustee, but including the trihulness thereoi. Any person, excluding the trustee, but including the france and benchicary, may purchase at the sale. Salt or here in the big to be to payment of (1) on able charge by trustee's shall apply the proceeds of sale to payment of (2) the expenses of sale; in-cluding the compensation of the trustee and a trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trusts whill recorded liens subsequent to the interest of the trustee in the trust surplus, it any, to the granter or to his successor in interest entitled to successor or successor is not revised any trustee so and the trustee and any trustee so and the surplus to the appear in the order of their priority and (4) the surplus. 16. Beneliciary may from time to time appoint a successor or successor is any trustee so any trustee s

surplus, it any, to the grantor or to his successor in interest entitled to such surplus. 16. Beneliciary may from time to time appoint a successor or succes-sors to any trustee named herein or to any successor trustee appointed here-under. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all tille, powers and duties contineed upon any trustee herein named or appointed hereunder. Each such appointment of the network of the mortgage records of the county or counties in which, when recorded in the mortgage records of the county or counties in which, he recorded in the mortgage records of the county or counties in which the successor trustee. 17. Trustee accepts this trust when this deed, duly excuted and acknowledged is made a public record as provided by law. Trustee is not obligated to notily any party hereto of pending sale under any other deed of trust or of any action or proceeding in which frantor, beneliciary or trustee.

altarney, who is an active member of the Oregon State Bar, a bank, trust company regan or the United States, a title insurance company authorized to insure title to real indes or any agency thereof, or an escrow agent licensed under CRS 696.505 to 696.585. NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attor or savings and loan association authorized to do business under the laws of Oregon property of this state, its subsidiaries, affiliates, agents or branches, the United States

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19340 The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully 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.

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 it 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 terminine and the neuter, and the singular number includes the plutal.

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.

TO:

Parte PHILLIP D PARKER SHERI PARKER

STATE OF OREGON, County ofKlamath) ss. This instrument was acknowledged before me on PHILLIP D. PARKER and SHERI PARKER September 19 90 ħν This instrument was acknowledged before me on bv as of 20 τ Ċ $\hat{c}\hat{u}$ Notary Public for Oregon My commission expires

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

....., 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: Beneficiary at less or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before reconveyonce will be m TRUST DEED STATE OF OREGON, 55. County of (FORM No. 881) STEVENS NERS LAW PUS. CO., PORTLAND. ORE I certify that the within instrument was received for record on theday PHILLIP D. PARKER & SHERI PARKER of, 19....., o'closkM., and recorded at . in book/reel/volume No. SPACE RESERVED оп Grantor or as fee/file/instru-FOR page . ALBERT & LOUISE BONDEROW ment/microlilm/reception No....., RECORDER'S USE 125 North Laguna Record of Mortgages of said County. Klamath Falls, OR 97601 Witness my hand and seal of Beneliciary County affixed. AFTER RECORDING RETURN TO MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY NAME TITLE 2024 DEED Deputy By

MTC NO: 24059-K

19341

EXHIBIT "A" LEGAL DESCRIPTION

A portion of Tract 16, KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Tract 16, KIELSMEIER ACRE TRACTS; thence North Ø degree Ø5' East along the West boundary of Kane Street a distance of 54.0 feet; thence North 89 degrees 52' West parallel with the South line of said Tract 16 a distance of 150.00 feet; thence South Ø degree Ø5' West parallel with Kane Street a distance of 54.0 feet to the South line of said Tract 16; thence South 89 degrees 52' East along the South line of said Tract 16 a distance of 150.0 feet more or less to the point of beginning.

Tax Account No: 3909 002DB 03300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed fo	r record at request	t of	Mountain	Title co	2.	<u>en en e</u>	1	the	25th	dav
of	Sept.	A.D., 19	<u>90</u> at	11:59	_ o'clock	<u>A_</u> M., and	duly re	corded in Vol	M90	
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