BHISTH I. GREEN

as Grintos, ASPEN TITLE & ESCRIM, INC.
DONALD S. BEYER AND ELIZABIH BEYER TRUSTERS OF THE BEYER
ENVILY TRUST OF 1986

as Ilaseficiery.

63 WITNESSETH:

the fortal sealing from the con-Grantor irravocably grants, bargains sells and conveys to trustee in trust, with power of sale, the property in ... KLAMATH County, Oregon, described es:
Lot 6, Block 26, KLAMATH RIVER ACRES FOURTH ADDITION, in the

Tourite County of Klamathy State of Oregon.

CODE 196 2MAP 39117 - 2600 TL 900

THIS TRUST DEED IS AN ALL-INCLUSIVE TRUST DEED AND IS JUNIOR AND SUBJIRDINATE TO A CONTRACT OF SAME IN FAVOR OF KLAMATH RIVER ACRES OF ()REGON, LTD. SEE ATTACHED EXHIBIT "A"

together with all and singular the tenements, here litaments and appurtenances and all other rights thereunto belonging or in anywise new of hereafter appertaining, and the rents, issues and profits the tool and all fixtures now or hereafter attached to or used in connection with said real entite. with said real entire.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the

with of NINE [HOUSANG SIX HINDRED AND 13/100 - Jollary, with interest thereon according to the terms of a promissory note of even date belowith, psyable to beneficiary or order and made by granter, the final payment of principal and interest hereof, if

not sooner paid, to be due and psyable. At making the first port of the date, stated above, on which the final installment of said note becomes due and psyable. In the event the vithin described property, or any purt thereof, or any interest therein in sold, agreed to be said; or veryerd, assigned or alienated by the grantor without that having obtained the written consent or approval of the beneficiary, then, at the beneficiary aprior, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or herula, thall become immediately due and payable.

shall, conveyed, assigned or aliented by the grantor without line then, at the beneficiary's option, ill obligations secured by this into them, at the beneficiary's option, ill obligations secured by this into therm, shall become introdictely the and payable, and the payable of the province of the payable of the payable

It is successfy differed that:

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granting any essenced or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereol; (d) reconvey, without warranty, all or any part of the property. The grantine in any reconveyance may be described as the "person or person legally entitled thereto," and the recitals thereoi. Trustee's lees for any of the services mentioned in this paragraph shall be not less than 35.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a wourt, and without regard to the adequacy of any security to the indebtedness hereby secured, enter upon and take possession of said property or any put thereol; in its own name sue or otherwise collect the rents, issues and interest, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees upon any sudebtedness secured hereby, and m such order as beneficiary may determine.

11. The entering upon and taking possession of said property, the collection of such tens, issues and profits, or the proceeds of fire and other insurance policies or compensation or release thereof as along said, shall not cure or waive any default or notice of default hereoff and prists of the property, and the application or release thereof as along said, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

11. The informance of any agreement hereunder, time being of the seance with respect to such payment and for 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 in equity as a mortiges or direct the trustee to foreclose this trust deed in equity as a mortiges or direct the trustee to pursue any other right or seemed, either at law or in equity, which the heneficia

andethe with trustees and attorney's less not exceeding the amounts provided by lew. I4. 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 postported as provided by law. The trustee may sell said property either in one parcol: or in separate parcels and shall sell the parcel or parcels at excitor to the highest bidder for cash, payable at the time of sale. Trustee shall clivet to the purchaser its deed in form as required by law conveying the property as 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 thereof. Any person, excluding the trustee, but including the franter and berefixingr, may purchase at the sale.

15. When trustee sells pursuant to the powers provided herein, trustee shall split the process to task to pay tent of (1) the expense of sale, inchaling the companion of the trustee and a reasonable charge by trustee's atterney. (2) to the obligation secured by the trust deed. (3) to all persons having recorded lens subsequent to the interest of the trustee in the trust deed as their hereests may appear in the order of their priority and (4) the surphy.

surphis. If any, to the grantor or to his successor in interest entitled to such surphis.

16. Benickary may from time to time appoint a successor successors to any strustee named herein or to any successor trustee appointed hereinselve. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all tille, powers and duies confered upon any trustie herein ramed or appointed hereunder. Each such appointment and substitutions that the made by written instrument executed by beneficiary, which, when recorded in the mortgage records of the county or counties in which the property is altusted, shall be conclusive proof of proper appointment of the successor trustee.

17. Trustee accepts this trust when this deed, duly executed and acknowledged in made a public record as provided by law. Trustee is not obligated to notify any, party hereto of pending sals under any other deed of trust ev of any action or proceeding in which frainty, hereticity or trustee shall be a party unless such action or proceeding is brought by trustee.

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(b) for an organization, or (e	eran if grants	is a natural person) are for business	or commercial purposes.
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EXHIBIN "A" TO TRUST DEED

THIS TRUST DEED IS AN ALL-INCLUSIVE TRUST DEED AND IS SECOND AND SUBORDINATE TO A CONTRACT OF SALE RECORDED IN BOOK M-79 AT PAGE 20750 IN FAVOR OF KLAMATH RIVER ACRES OF OREGON, LTD AS VENDOR 20750 IN FAVOR OF KLAMATH RIVER ACRES OF THE BUYER FAMILY TRUST S. BEYER AND ELIZABETH BEYER, TRUSTEES OF THE BUYER FAMILY TRUST OF 1986. THE BENEFICIARY (155) HEREIN, AGREE TO PAY, WHEN DUE, OF 1986. THE BENEFICIARY (155) HEREIN, AGREE TO PAY, WHEN DUE, ALL PAYMENTS DUE UPON THE SAID NOTE IN FAVOR OF KLAMATH RIVER ACRES OF OREGON, LTD AND WILL SAVE GRANTOR(S) HEREIN, BESSIE I. GREEN, HARMLESS THEREFROM. SHOULD THE SAID BENEFICIARY (155) HEREIN DEFAULT IN MAKING THE PAYMENTS DUE UPON SAID PRIOR NOTE AND BESSIE I. GREEN, GRANTOR(S) HEREIN MAY MAKE SAID DELINQUENT AND BESSIE I. GREEN, GRANTOR(S) HEREIN SHALL THEN BE CRIDITED UPON THE SUMS SO PAID BY GRANTOR(S) HEREIN SHALL THEN BE CRIDITED UPON THE SUMS SEXT TO BECOME DUE UPON THE NOTE WHICH IS SECURED BY THIS ALL-INCLUSIVE TRUST DEED.

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