regether with all and singular the tenements, heredisaments and apairtenances and all other rights thereunto belonging or in anywise now or hereafter approximating, and the rents, is used and profits the soil and all fixtures now or hereafter attached to or used in connection with said read estairs.

FOR THE PURPOSE OF SECURINO PEFFORMANCE of each agreement of grantor herein contained and payment of the sum of Thirteen Thousand Five Hundred and no 100

nereit, thall become immediately due and payable.

To protect the recurity of this trust deal, ginnter agrees:

I To protect, printers and maintain said projetty in good condition and typas; not to remain or demodish my building or improvement the property.

I To templete in resince promptly and in jood and workmanlike masset new building or improvement when may be a rust wided, damaged or destroyer thereon, and pay when due all costs incurred I bereis.

I to comply with all laws; cedimances, regulations, oversints, conditions until restrictions allecting taid progetty; if the building was requests, to close in a teaching one il innocent sugarcases and it is the limitors. Commercial Code as the beneficiary may require and to pay for limit hims in the proget jubile colline or editions, as well in the cont of all limit have in the property of the provide and to continuously maintain instrument.

is the recursing such illustracing statements pursuant to the limitories Commercial Code as the emission way require, and to pay for limit sums in the cost of all lim searches made by firty oblicers or estational agencies as well in the cost of all lim searches made by firty oblicers or estational agencies as may be thermel desirable by the borelials? To provide and continuously imminish insulance on the buildings now by hereafter erected on the said previous assistant loss or damage by literary of the continuously imminish insulance on the buildings now or hereafter erected on the said previous assistant loss or damage by literary for the province of the content of the last of the last of the content of the last of

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It is mutually agreed that:

R. In the event Ehst any portion or all of sail preperty shall be taken urifir the right of envisors domain or condemnation, leved it any shall have the right. It is us elects, its require that all or any portion of the monies payably as instrumentation in the same and the amount required to 189 all resonable conts, expenses and attorney i feet necessarily paid instruments of in such proceedings, shall be paid to berelicary paid instruments of the monies paid in the right and appelled courts, necessarily and to revolve any or and appelled by it first upon the proceedings, shall be paid to berelicary and applied by it first upon the court, necessarily and the paid of the right and appelled courts, necessarily and the indebted proceedings in much proceedings, and the balance applied upon the indebted on the indebted of the

dranting any easement or creating any restriction thereon. (c) join in any subordination or other a greenent allecting this deed or the lien or charge thereof. (d) reconvey, without warranty, all or any part of the property. The granter in any reconveyance may be described as the "person or least shall be conclusive proof of the truthfulness thereof. In 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. Upon any default by grantor hereunder, brieficiary may at any stime without traitee, either in person, by agent or by a receiver to be appointed 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 or any part thereof, in its own name sue or otherwise collect the rents, issues and prolits, including those past due and unpaid, and apply the same, less costs and experises of operation and collection, including reasonable attorney's less upon any indebtedness secured hereby, and in such order as beneficiary may defermine.

11.11. The entering upon and taking possession of said property, the collection of such rents, issues and prolits, or the proceeds of lire and other insusance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aloressid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notics.

12. Upon default by grantor in payment of, any indebtedness secured hereby or in his performance of any agreement hereunder, time being of the essence with respect to such payment said por performance, the beneficiary may declare any action may proven the beneficiary and his election to the secure of the switch motive of the service with respect to such payment and property may have in the very may also a mortging or direct the trustee to colocie this trust deed in equity as a mor

together with trustee's and attorney's less not exceeding the amounts provided by laws.

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 13 which said sale may be postponed as provided by law. The trustee may sell said property either in one pascel or in separate pascels and shall sell the parce or parcels as section to the highest baider for cash, payable at the importance of the property of the parchaser its deed in form as required by law conveying shall delives its the purchaser its deed in form as required by law conveying shall delives its the purchaser its deed in form as required by law conveying the property to sold, but without any coverant or a sarranty, express or implied. The recitals in the deed of any matters of fact shall be conclusive provided the trustee, but including the (rantor and beneliciary, 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 the expense of sale, the compensation of the trustee and of casonable charge by trustees attorney, (2) to the obligation secured by the trust deed, (3) to all person attorney, (2) to the obligation secured by the trust deed, (3) to all person attorney, (2) to the obligation secured by the trust deed, (3) to all person attorney, (3) to the parator or to his successor in interest entitled to such surplus, if any, to the grantor or to his successor in interest entitled to such surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

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 frustee nerved 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 title, powers and duties conferred rustees, the latter shall be rusted with all title, powers and suties conferred upon any frustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, and substitution shall be made by written instrument executed by beneficiary, of the successor trustee. The successor trustee the successor trustee the successor trustee. Trustee accepts this trust when this deed, duly executed and schrowledged in made a public record as provided by law. Trustee is not obligated to motify 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.

NAME. The That Deed has provides that the truites he study must be either an attainer, who is an active member of the Oregon State Bar, a bank, trust company at the truites he study that the truite of the law of Oregon of the United States of the insurance company authorized to insure title to real states and least contributions in subsidiaries, all liates, agents or typically like states or any agency thereof, or an escribe agent licensed under ORS 696,505 to 696,585.

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