	min Jalake	COPTA BAT MAD STEVEN LHESS LAW PUR ISHING CO., PORTLAND, OR 1720
21/19	TRUST DEED	Vol. <u>m90</u> Page_20698
THIS TRUST DEED, made this	th	October
EDITITT G. EROIN And JANLUS L.	DEMININ, ILLOWING	
as Grantor, MOUNTAIN TITLE COMPANY .01	L. I. AMATH COUN	ITY, as Trustee, and
HIBLI BAPTIST CHURCH. B. non-pr	fil: corporat l	on
as Derefitiaty,	IVITNESSET	H: trustee in trust, with power of sale, the property
SME: ATTACHED LEGAL DESCRIPTION		

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tagether with all and singular the tenenants, herediaments and apputtelunces and all other tights thereunto belonging or in anywise mass of hermiter appertaining, and the tents, issues and profiles thereof and all fatures now or hereafter attached to or used in connec-tions with law real estate. POH THE PURPORT OF SECURING PENFORMANCE of each agreement of grantor herein contained and payment of the POH THE PURPORT THOUGAND AND NO/100 mote of ants, date herewith, payable to leneficiary of order and made by grantor, the final payment of principal and interest hereof, if note of ants, date herewith, payable to leneficiary of order and made by grantor, the final payment of principal and interest hereof, if mote of ants, date herewith, payable to leneficiary of order and made by grantor, the final payment of principal and interest hereof, if mote of ants, date herewith, payable to leneficiary of order and made by grantor, on which the final installment of said note The date of maturity of the cebs secured by this instrument is the date, stated above, on which the final installment of said note The date and payable. In the event the within lengther property, or any part thereof, or any interest therein is sold, agreed to be become the area payable. In the event the within lengther property, or any part thereof, or any interest therein is sold, agreed to be become if the beneficiary outlon, all colligations second by this instrument, irrespective of the maturity dates expressed therein, or there, at the beneficiary outlon, all colligations second by this instrument, irrespective of the maturity dates expressed therein, or there, at the beneficiary of this trust deed, grantor agrees: The protect date security of this trust deed, grantor agrees:

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rument, irrespective of the maturity dates expressed therein, or fraining any essement or creating any restriction thereon; (c) join in any subsidination or other afreement allecting this deed or the lien or charge there st. (d) reconvey, without warranty, all or any part of the property. The grant et in any reconveyance may be decribed as the "person or persons light, entitled thereoi," and the recital there of any matters or lacts shall be enclosive proof of the truthfulness thereoi. Trusfee's less for any of the writes mentioned in this paragraph shall be not less than 35. 10. Upon any default by grantor hereunder, bernlicitary may at any prime without notice, either in person, by aptent or by a receiver to be ap-poined by a court, and without regard to the adequacy of any security for the indebrefores hereby tecture, enter upon and take prosession of said prop-erty or any part thereol, in its on part due und unpaid, and apply the same. Itset events and expenses of operation and collection, including reasonable attor-ery's less woon any indebtedness secured hereby, and in such order as bene-lists, out any discontention and collection, including reasonable attor-ery's less woon any indebtedness secured hereby, and in such order as bene-lists, any determine. Itset and expenses on release thereod as aloresaid, shall not cure or want any default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, time being of the ensay default by grantor in payment of any indebtedness accured in quity as a morifage or direct hereby invested to loreclose this trust deed by equity as a morifage or direct here trustee to pursue any other light or endevir the beneficiary of the trustee to pursue any other light or the beneficiary at his direction the trustee to pursue any other light or in equity as a morifage or direct the trustee to pursue any other light or endevir the there at law of the trustee to pursue any other light or endict there at law of the strust deformance

the expenses actually incurred in enforcing the obligation of the trust dead in a sponses actually incurred in enforcing the obligation of the trust dead together with trustee's and attorney's less 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 and sale and attorney as provided by law. The trustee may sell said sale may the postponed as provided by law. The trustee may sell said of a parcels at settion to the highest bitder for cash, payable at successor or parcels at settion to the highest bitder for cash, payable at sequence by law conveying the property so sold, but without any covenant fact shall be conclusive proof pleed. The recitals in the deed of any matters that all settines, but including the truthfulness the deed of any matters of the sale. T3. When itrustee sells pursuant to be powers provided herein, trustee thall define the obligation to the powers provided herein, trustee thall only the proceeds of the trustee sole here trust each of the trustee it or pay the proceed of the trustee sole the trust each by trustree that the interests may appeared a reasonable charge by trustree it or the interests may appeare to the ande. The their interests may appeare to the ander trust end their provided herein the trust the lation to to any successor in interest of the sale. To any trustee shall be vested with all title, powers and duties conterred to any trustee half be vested with all title, powers and duties conterred under. Upon successor in the order of their priority and (4) the urgles. To the lation when the most appoint as successor or succes-tore and initiation whall be made by written instrument executed by beneficiary and activation, shall be vested with all title, powers and duties continent to any trustee half be vested with all title, powers and duties continent to any trustee shall be vested with all title, powers and duties continent to the properity is lituated, shall b

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beive member of the Oregon State Bar, a bank, trust company strest, a title insurance company authorized to insure title to real wreaf, or an escrow agent l censed under ORS 696.505 to 696.585. NOTE: The trust David Act provider that the factore becard or mant be an average the back that spectralize exchanges in a back that has been allow exchanges in the back the back of the b is on t United

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The grantist covenants and offices to taid with the beneliciary and those claiming under him, that he is lawfully unlish in fee simply of said described real property and his a valid, unencumbered title thereto except 00110 and that he will warrant and forever detend the same against all persons whomsoever. The presentest warrants that the proceeds of the loan represented by the above described note and this trust deed are: (ii)* presently for (mentor's personal, family of household purposes (see Important Notice below), (iii)* presently for (mentor's personal, family of household purposes (see Important Notice below), (iii)* presently for (mentor's personal, family of household purposes (see Important Notice below), This deed spokes in, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, presental impresentatives, uncessors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract presental impresentatives, uncessors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract presental impresentatives, uncessors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract presental impresentatives, uncessors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract presented herein the terminister and the matter, and the infular number includes the plural. IN WITNESS WHEREOF, said granter has hereunto set his hand the day and year first above written. Bennett S. Brown * IAIPOIT AIT NOTICE: Delisti, by lining out, whichever events by (a) or (b) is not expitually. If vertantly (ii) is applicable and the bestificiary is a creditor as such that is defined in the Earth-Aanding Act and Russelation Z, the beneficiary MUST comply with the Act and Regulation by reaking required disclements for this perpend on Serven-New Form No. (1315), or equivalent. If compliant with the Act is not required this notice. BENNETT G. BROWN Junice Q. Brow GANICE I. BROWN STATE OF OREGON County of ____ Klamath____)ss. This instrument was acknowledged before me on _____ October ______, 19.90., by _____ BENNETT G. BROWN and JANICE I. BROWN This instrument was acknowledged before me on . Þ Se alt hv 45 ... ot. d l My commission expires ______ 6 *** 100 1.4 REQUEST FOR FULL RECONVEYANCE To be used only when shillyations have been paid. , Truston The undersigned is the legal corner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said TO: the dived have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of seld in ist deed or purmuant to statute, to cartel all evidences of indebtodness secured by said trust dood (which are delivered to you twinnish together with said trust died) and to recers or, without wartunty, to the parties designated by the terms of said trust deed the estuits now held by you under the same. Mail accors syance and documents to منهوجيونان والتج أربونان DATAD: Beneficiary and luse as digiting this love Grand OR THE NUTE with it senares. Both mest be delivered to the invites for concellation before reconveyance will be made. STATE OF OREGON, - 55. TRUST DEED County of I certify that the within instrument (P()2:# 16n. \$111) 2512 was received for record on the day HIT TETRAM SEES LIV PUS CO. FORLAND OF of, 19......, SEANETT G. & JANICE I. BROWN at in book/reel/volume No. on page or as fee/file/instru-SPACIC RESERVED Lauath Falls, OR 97603 Granter ment/microfilm/reception No......, POR Record of Mortgages of said County. RECORDER & USE BIELE HAPTIST CHURCH Witness my hand and seal of 2244 Wiard Street 2244 Willers OB 97503 Bila cath Falls, OB 97503 Benelician County affixed. 计算法计算法 计算法 AFTER RECORDING RETURN TO 111 111 111 TITLE HOUNTAIN TIME COMPANY OF NAME ... Deputy KLAMATH COUNTY By -----短袖 刘和

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated on Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, mome particularly described as follows:

Beginning at the Southeastarly corner of said Lot 4; thence North 71 degrees 16 '48" West, along the Southerly line of said Lot 4, 353.51 feet; thence North 07 degrees 21' 00" East 674.35 feet to the North line of said Lot 4; thence North 89 degrees 54' 00" East 250.28 feet to the Northeast corner of said Lot 4; thence South 00 degrees 07' 40" West, 782.70 feet to the point of beginning, with bearings based on Survey No. 4824, as filed with the Klamath County Surveyor.

Tax Account No: 3910 00700 00500

STATE OF GREGON: COUNTY OF KLAMATHE SS.

Filed for record at request of	Mountain title Co.	the	day
PHON ROT RECORD AL REQUERT OF	90 at 4:00 o'clat	PM., and duly recorded	in Vol. <u>M90</u> ,
of meaning and had an Arth 11 -	Hartmapes	on Page 20698	
101	Enc.	lyn Biehn County	~lerk
		By Dauline M	allo - PA10
FEH \$18.00	그는 물을 잘 빼놓고 가슴도 물	By <u>Scattere 1 Co</u>	