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		TRUST	DEED	oranao ray	
THIS TRUST DEED) made this	22ND	lev of	AUGUST	19.90 , between
THIS TRUST DEED	SON CORPORITI	ON			
	THE RESERVE OF THE				
s Gruntor, WILLIAM P BR	RANDSNESS				. as Trustee, and
			Na e del 19	其 能 医热性 电电子电子 医电子性 医皮肤	
SOUTH VALLEY	Y STATE BANK				
is Beneliciary.					**************************************
		1077773777	CPTFI.	변환 #반대하다 밤이 시험했다. 뭐 하신	

Granter irresticably grants, bargains, tells and conveys to trustee in trust, with power of sale, the property m ... County, Orr gon, described as: We that I shall it is been better

SEE ATTACHED EXHIBIT "A" BY THIS REFERENCE MADE A PART HERETO.

with all and hillshaler the transports, hitself amounts and appartenances and all other rights thereunto belonging or regetter with the arm images of the rents, its es and applications and applications and all fixtures now or hereafter attached to or used in connection with send real establish.

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

-----ONE HUNDRED TEN THOUSAND AND NO/100-----

restr of seen elsee herewish, payable to beneficially or order and made by granter, the final payment of principal and interest hereof, if rest moment paid, to be due and payable [FEBRUARY 15] 1994 WITH RIGHTS TO FUTURE ADVANCES AND The district materials of maturity of the elebt secured by the instrument is the date, stated above, on which the final installment of saidRNEWALS. because the said payable. In the event the within the scribed property, or any past thereof, or any interest therein is sold, agreed to be said, universed, assigned or alternated by the granter without first having obtained the written consent or approval of the beneficiary, then, at the beneficiary continual all obligations recursed by this instrument, irrespective of the maturity dates expressed therein, or Perritt, at all become inimediately due and payable.

recreit; al all become interediately data and payable.

To product the incurity of this trust deed, graintor agrees:

It is present, presente and enablem and property in good condition and to the set of the incurity of this trust deed, graintor agrees:

It is present, presente and enablem and bandeng or impair amount thereon, and to the set for and property.

It is presented as a met of said property.

It is presented as a met of said property and in food and workmantike inserted in 3 bandling or interested which may be the interested, damaged or interested of the max be the interest, damaged or interested and costs incurred the refor.

It is enough with all laws, dedicatories, regulation, viverants, conditions and enstruction and pain when the all laws, to receive it consistently such limits and property; if the bere binary so expects, to remie it enreshing such limits and nationaries pursuant to the Uniform Commercial Code as the beneficiary may require and to pay be firing some in the property in the cost of all limit searches made by thirt officers or searching agencies as may be decided function by the beneficiary of provide and provide and to provide a sericles made by the provide and to provide a sericles made by the provide and to provide a sericles made by the provide and to provide a sericles made by the provide and to provide and provide and to provide and to provide and to provide

call Crele is the besidencing may acquire and to have be lifting some in the proper justific rollers or collister, as well as the cost of all liet searches in the property of the property of

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It is similarly affered that:

It is the event that any pertain it all of said property shall be taken under the jobb is event that are pertain it all of said property shall be taken under the jobb is event to the pertain of configuration, be decay shall have the tight, if it is volety, to expany that all of any pertain if the monine, payable as everyor amount of the monine payable as pertain if you make the monine payable to pertain tequared to pertain the greatest and experied the pertain tequared approach by the foreign and is perfectly and or involved by it is the train and approach to the pertain the pertain and experient and atternay in each pertain and approach per the train and approach approach to the train and the balance applied a pertain and the train and the train and the train and the train and the pertain and train to the forest train and the pertain and train and the train and the pertain and train approach of the person of the person of the train and the train and the train and the person of the train and train and train and train and the train and the train and train and the process of the train and train and train and the train and the train and tr

ranting any easement or creating any restriction thereon; (c), join in any subordination or other agreement allecting this deed or the lien, or charge thereol; (d) seconcey, without warranty, all or any part of the property. The rance on any reconveyance may be described, as the "pergas or person legally entitled thereto," and the recitals therein of any matters or tasts shall be conclusive proof of the truthfulness thereof. Truttee's fees for any of the services mentioned in this paragraph shall be not less than \$5.

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 court, and without regard to the adequacy of any security or 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 retain, have and expenses of operation and collection, including reasonable attentioner, less come and expenses of operation and collection, including teasonable attentioner, less gapen any indebtedness secured hereby, and in such order as beneficiary may determine upon and taking possession of said property, the collection of such rents, issues and prolift, or the proceeds of line and other restriction of such rents, issues and prolift, or the proceeds of line and other restriction of such rents, issues and prolift, or the proceeds of line and other restriction of such rents, issues and prolift, or the proceeds of line and other restriction of such rents of the restriction or release thereof as aforesaid, shall not cure or vary default or notice of default hereunder or invalidate any act done parament to such notice.

respectly, and the appreciasor of release thereof as aroresial, shall not cure or ware any default or notice of default hereunder or invalidate any act done pursuant to such notice.

1. Upon default by grantor in payment of any indebtedness secured fereby or in his performance of any agreement hereunder, time being of the species with respect to such payment and/or performance, the heneliziary may reclate all sums secured hereby immediately due and payable. In such an event the heneliziary at his election may proceed to foreclose this trust deed in equity as a mortgage or direct the trustee to foreclose this trust deed by adventisement and lash, or may direct that trustee to foreclose this trust deed by adventisement and sail, or may direct that trustee to pursue any other gate tempt, either at law or in equity, which the heneliciary site the heneliciary of the beneficiary site to foreclose by adventisement and set to the control of the site, the heneliciary of the trustee shall in the time and place of sale, give and has described respons the trustee shall in the time and place of sale, give and the election therefore the trustee that like the time and place of sale, give to the trustee has commenced foreclosure by advertisement and also and at any time prior to 5 days before the date the trustee conducts the sale, the grantor or any other person so priviled by ORS 86.751, may cure the delayalt or delaults. If the delault consists of a lailure to pay, when due, sums secured by the trust deed, the delault may be cured by paying the chilipation or trust deed. In any case, in addition to curing the delault cost said expenses actually incurred in enforcing the obligation of the trust deed, the process of the paying the delault control of the paying the performence required under the shifts attent to the time of the cure other than such portion as would said their be delault or entered by the default occurred. Any other delault that is capable of the said the time of the cure of the time of the cure of the time of

legether with trustee's and attorney's fees not exceeding the amounts provided by law. 14. Otherwise, the sale shall be held on the date and at the time and lace designated in the socies of sale or the time to which said sale may be postported as provided by law. The trustee may sell said property either none server or in separate parcels and shall sell the parcel or or parcels at section to the highest bidder for cash, payable at the time of sale. Trustee hall defirer to the purchaser its deed in form as required by law conveying the proverty to hold, but without any coverant or warranty, express or implied. The resita's in the dred of any matters of lact shall be conclusive proof the truthfulness thereof. Am person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

The proceed of sale to payment of (1) the expenses of sale, including the cornyensation of the trustee and a reasonable charge by trustee's attorney. (2) to the obligation secure by the trust deed, (3) to all persons laving recorded liens subsequent to the interest of their privity and (4) the curplus, if any, to the ignation to the interest of their privity and (4) the surplus.

16. Beneficiary may from time to time appoint a successor or successor may be appointed by such a successor with a successor or successor any transfer pages of the such appointment, and without come exame to the successor. It is also the successor with a successor successor with a successor su

halfte the Tour Deed Air presides that the tourner hereid for it at his other an attaney, who is an active member of the Oregon State Bar, a bank, trust company as benefit as association authorized to do business under the Issue of Oregon of the United States, a life insurance company authorized to insure title to real presents of the state, as substitution, affiliates, agents or branches, the United States or any agency thereof, or an excess agent licensed under ORS 696.505 to 696.585.

Deputy

The grantur coveriants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in his simple of said described real property and has a valid, unencumbered title thereto and that he will warrant and forever delend the same against all persons whomsoever. The granter warrants that the proceeds of the loan represented by the above described note and this trust deed are:

(THE PROCESS OF THE PROC This deed hypins to, intres to the largely of and binds all parties bereto, their heirs, legatees, devisees, administrators, executors, personnel interest netwerture and antique. The form beneficiary shall mean the holder and owner, including pledgee, of the contract tention wherever the receiver as a threat clary berein. In constraint this deed and whenever the context so requires, the masculine that fee includes the tennisine stiff the results, and the singular number includes the plants. IN WITNESS WHEREOF, said granter has his eunto set his hand the day and year first above written. OTTLAND, INC. in al specifiques decould. E. Defines, by landing out, and there or amore unity [a] or [h] in any applicable; if vertrainty [a] is implicable and the horeficiery is at end for it, such around it additioned in the Tradition-Lending! Act and Republisher II; the hore fickings MUST issuaply with the Act and Explosive by making reset out its based for the III. It is not the property of the III. It is not fine such that III. It is not fine property out it is not the III. It is not fine that III. the simple of the derivation as attached fine. STRATE OF OREGON, STATE OF ONE GON. County of KLAMATH Courty of This instrument was acknowledged before me on August 22 This instituted was aiknowledged before the on by L.A. SWETLAND ,19 .by PRESIDENT OTTLAND, INC. ble of Claustery Public for Oregon Notary Public for Ontion N'y contraission expires: 12 - 13 - C Miscomercanon expres: REQUEST FOR FULL RECONVEYANCE ro: The undersigned is the legal owner and holdes of all industedness secured by the foregoing trust deed. All sums secured by said it ust dired have been fully point and natified. You hereby are directed, on payment to you of any sums owing to you under the terms of need trust deed to pursuant to statute, it can all directed of indubtedness secured by said trust deed (which are delivered to you Assembly togethm with said must deed) and to receiver, without warranty, to the parties designated by the terms of said trust deed the awar have been love trust in same. I sail receive years documents to LATED: Eeneticiary delivered to the trustee for concultation before reconvayance STATE OF OREGON, TRUST DEED (FOUN No. MIT) was received for record on the day _____, 19..... o'clock M., and recorded in book/reel/volume No. on SPACE RESERVED page or as fee/file/instru-FOR ment/microfilm/reception No....., SOUTH VALLEY STATE BANK MICORDIA'S USE Record of Mortgages of said County. Witness my hand and seal of County affixed. Banellian AFTER HECORDING RETURN 70 SOUTH VALLEY STATE BANK TITLE 801 MAIN STREET

DESCRIPTION

KLAMATH TALLS OR 97601

MTC NO: 24211

EMHIBIT "A" LEGAL DESCRIPTION

PARCEIL 1.

A tract of land in Government Lot 8, Section 30, Township 38 South, Rangh 9 East of the Willametta Meridian, Klamath County, Oregon, in the City of Klamath Halls, being more particularly described as follows

Beginning at an iron pipe on the Southerly right of way of Front Street from which the iron pin marking the intersection of the Southerly right of way of said Front Street and the Westerly right of way of California Avenue bears North 89 degrees 06 1/2' East 370 feet distant; thence South 100 feet to the true point of beginning; thence South 68.29 feet to a point; thence South 60 degrees 04 1/2' East 86.69 feet; thence South 15 degrees 03 1/2' West 84.48 feet more or less to the mean high water line of Upper Klamath Lake; thence Southeasterly along said shore line 97.63 feet, more or less to the Southwesterly corner of that certain tract of land heretofore conveyed by Ened recorded in Volume 233, page 134, Deed Records of Klamath County, Oregon, which said point is 218 feet Northwesterly from the intersection of said shore line and the Westerly line of the West Side Highway; thence North 15 degrees 03 1/2' East 272.61 feet to a point; thence South 89 degrees 06 1/2' West 49.04 feet to a point; thence North 85.0 feet to a point on the Southerly right of way of Front Street; thence South 89 degrees 06 1/2' West along said Front Street right of way 60.0 feet to a point; thence South 100.0 feet to a point; thence South 89 degrees 06 1/2' West 105.0 feet, more or less to the true point of beginning.

Assessed Account No. 3809 030AB 04700

PARCEL 2:

A tract of land in Government Lot 8, Section 30, Township 38 South, Railige 9 East of the Willamette Meridian, Klamath County, Oregon, in the City of Klamith Falls, being more particularly described as follows:

Beginning at an iron pipe on the Southerly right of way of Front Street from which the iron pin marking the intersection of the Southerly right of way of said Front Street and the Westerly right of way of California Avenue bears North 89 degrees 06 1/2' East 370 feet distant; thence South 168.29 feet to the true point of beginning; thence South 60 degrees 04 1/2' East 86.09 feet; thence South 15 degrees 03 1/2' West 84.48 feet more or less to the mean high water line of Upper Klamath Lake; thence Northwesterly 67.57 feet to a point that is South 94.21 feet from the true point of beginning; thence North 94.21 feet, more or less to the true point of beginning.

Amsessed Account: No: 3809 030AB 04800

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