

THIS TRUST DEED, made this 15th day of October, 1990, between Bennett G. Brown and Janice L. Brown, husband and wife

Grantor, James R. Verlings, as Trustee, and Emma Davis and Gordon Davis, and upon the death of either of them, their survivor*

Beneficiary, Klamath County, Oregon, described as:

Please see Exhibit "A"

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise then or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of Twenty-five thousand (\$25,000.00) and no more

of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable (October 15), 2005

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or 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 convert or partially use 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 thereby.

3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property; if the beneficiary so requests, to join in recording such financial statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay the filing name in the proper public office or offices, as well as the cost of all fees, searches made by title officers or searching agencies as may be deemed desirable by the beneficiary.

4. To provide and continuously maintain insurance on the building and other improvements on the said premises against fire or damage by fire and such other hazards as the beneficiary may from time to time require, in not less than \$25,000.00.

5. To provide and continuously maintain insurance on the building and other improvements on the said premises against fire or damage by fire and such other hazards as the beneficiary may from time to time require, in not less than \$25,000.00. The beneficiary may require the grantor to provide and continuously maintain insurance on the building and other improvements on the said premises against fire or damage by fire and such other hazards as the beneficiary may from time to time require, in not less than \$25,000.00. The beneficiary may require the grantor to provide and continuously maintain insurance on the building and other improvements on the said premises against fire or damage by fire and such other hazards as the beneficiary may from time to time require, in not less than \$25,000.00.

6. To keep said premises free from condemnation liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against said property within any part of such taxes, assessments and other charges become due (the or delinquent and promptly deliver receipts therefor to the beneficiary; should the grantor fail to make payment of any taxes, assessments, assessments, liens or other charges payable by grantor, either by direct payment or by providing beneficiary with funds with which to make such payment, beneficiary may, at its option, make payment thereof, and the amount so paid, with interest at the rate set forth in the note secured hereby, together with the obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become a part of the debt secured by this trust deed, without waiver of any rights arising from breach of any of the covenants herein and the such payment, with interest as aforesaid, the property hereunder shall be sold by the grantor, and the proceeds of the sale shall be used to pay the amount so paid, with interest at the rate set forth in the note secured hereby, together with the obligations described in paragraphs 6 and 7 of this trust deed, and all such payments shall be immediately due and payable without notice, and the payment thereof shall, at the option of the beneficiary, result in the debt secured by this trust deed immediately due and payable and result in a breach of this trust deed.

7. To pay all costs, fees and expenses of this trust including the cost of this deed, as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation and trustee's and attorney's fees actually incurred.

8. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee and in any suit, action or proceeding in which the beneficiary or trustee may appear, including any and for the beneficiary of this deed, to pay all costs and expenses, including attorney's fees and the beneficiary's or trustee's attorney's fees; the amount of attorney's fees mentioned in this paragraph 8 in all cases shall be paid by the trust and in the event of an appeal from any judgment or decree of the trust court, grantor further agrees to pay such sum as the appellate court shall adjudge payable as the beneficiary's or trustee's attorney's fees on such appeal.

It is mutually agreed that:

9. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, if it so elects, to require that all or any portion of the moneys payable to the beneficiary for such taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it first upon any reasonable costs and expenses and attorney's fees, then to the trust and appellate court, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the indebtedness secured hereby, and thereafter, as in and to the extent of the balance so applied, to secure such contributions as shall be necessary in obtaining such compensation, promptly upon beneficiary's request.

10. At any time and from time to time upon written request of beneficiary, payment of its fees and participation of this deed and the note for redemption (in case of full redemption, for cancellation), without affecting the liability of any person for the payment of the indebtedness, trustee may (a) proceed 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 affecting this deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of the property. The trustee in any reconveyance may be described as the "person or persons legally entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustee'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 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 profits, 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 indebtedness secured hereby, and in such order as beneficiary may determine.

11. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the property, and the application of the proceeds thereof as aforesaid, 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 performance of any agreement hereunder, time being of the essence with respect to such payment and/or performance, the beneficiary may declare all sums secured hereby immediately due and payable. In such event the beneficiary 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 advertisement and sale, or may direct the trustee to pursue any other right or remedy, either at law or in equity, which the beneficiary may have. In the latter event the beneficiary or the trustee shall execute and cause to be recorded his written notice of default and his election to sell the said described real property to satisfy the obligation secured hereby whereupon the trustee shall fix the time and place of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.735 to 86.795.

13. After the trustee has commenced foreclosure by advertisement and sale, and at any time prior to 5 days before the date the trustee conducts the sale, the grantor or any other person so privileged by ORS 86.753, may cure the default or defaults. If the default consists of a failure to pay when due the sums secured by the trust deed, the default may be cured by paying the amount due at the time of the cure other than such portion as would not then be due had no default occurred. Any other default that is capable of being cured may be cured by tendering the performance required under the obligation of trust deed. In any case, in addition to curing the default or defaults, the person effecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed together 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 place designated in the notice of sale or the time to which said sale may be postponed as provided by law. The trustee may sell said property either in one parcel or in separate parcels and shall sell the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters of fact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, 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 (1) the expenses of sale, including the compensation of the trustee and a reasonable charge by trustee's attorney; (2) to the obligation secured by the trust deed; (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust deed as their interests may appear in the order of their priority and (4) the 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 trustee named 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 upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, which, when recorded in the mortgage records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

17. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not obligated to notify 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.

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

Mount pt home

and that he will warrant and forever defend the same against all persons whomsoever.

It is the intention of the parties hereto that the said payees do not take the title hereto as tenants in common but with the right of survivorship, that is: on the death of any of the payees, the right to receive payment of the then unpaid balance of principal and interest and the Beneficiary's interest in the Trust Deed shall vest absolutely in the survivor of them.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are: (a) for the sole use of the grantor's personal, family or household purposes (see Important Notice below); (b) for an organization, or (even if 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 feminine and the neuter, and the singular number includes the plural.

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. 1219, or equivalent. If compliance with the Act is not required, disregard this notice.

If the signer of this instrument is a corporation, set the form of acknowledgment separate.

Bennett G. Brown
Bennett G. Brown

Janice I. Brown
Janice I. Brown

STATE OF OREGON,

County of Klamath

This instrument was acknowledged before me on
October 15, 1990, by
Bennett G. Brown and
Janice I. Brown.

STATE OF OREGON,

County of _____

This instrument was acknowledged before me on _____
19____, by _____

at _____

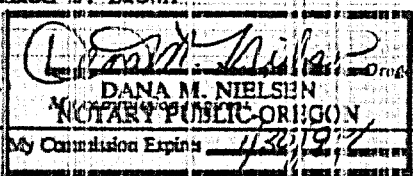
of _____

Notary Public for Oregon

My commission expires: _____

(SEAL)

(SEAL)



REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO:

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 convey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail if conveyance and documents to _____

DATED:

19____

Beneficiary

Do not lose or destroy this Trust Deed OR THIS NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED

(FORM No. 231)

STEVENS-NESS LAW PUB. CO. PORTLAND, ORE.

Bennett G. Brown

Janice I. Brown

8341 Hwy. 140 East

Klamath Falls, OR 97603 Grantor

Erna Davis & Gordon Davis

Beneficiary

AFTER RECORDING RETURN TO

Mountain Title Company
(coll. encrow dept.)

STATE OF OREGON,

County of _____

SS.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

EXHIBIT "A"

20856

Beginning at a point on Westerly line of 9th Street 55 feet Northwesterly from intersection of Westerly line of 9th Street and the Northerly line of Jefferson Street (formerly Bush Street), and running thence in a Southwesterly direction parallel with said Jefferson Street, 65 feet, more or less to line between Lots 1 and 2, Block 55, NICHOLS ADDITION to Klamath Falls, Oregon; thence in a Northwesterly direction along line between said Lots 1 and 2, 55 feet; thence in a Northeasterly direction parallel with Jefferson Street 65 feet more or less to Westerly line of 9th Street, thence in a Southeasterly direction along Westerly line of 9th Street 55 feet to place of beginning, being a portion of Lot 1, Block 55, NICHOLS ADDITION to City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 029DC 17300

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title Co. the 16th day
of Oct. A.D. 19 90 at 9:58 o'clock AM., and duly recorded in Vol. M90
of Mortgages on Page 20854

Evelyn Biehn County Clerk

By Pauline Mulendare

FEE \$18.00