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ACCURATE STORY	DIED OF TRUST OFESON	Vol. 2019 Pagie 21003
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PHILLIP LEE THOMPSON AND KAREN SU	I TEOMPSON	to a product seed one ad a trainer of any mobile all Granton
Cors and Alturas Road, Redding, C	cultiornia yours	Address Beneficiary ("Lender")
TIMETTER STATES NATIONAL BANK OF UK	(),(bU)	Balletted y ( Leanur )
P. O. Box 3347, Fortland, Oregon U. S. DANK OF WASHINGTON, Nations	MASSOCIATION	Trustee
		Address
the standard have be mad recovery on and entered corest to Phill	1.10 Lee Thombart and varience	e Thompson • (Borrower)
HANCE IS TREAD IN A SECURITY OF THE PRINCIPLE OF THE POST OF THE P	to king described promissory note(s):	Na 医毛膜皮肤 医基底性 医线性结膜 经保存帐户
	Principal Bikince	Data Final Payment is Due
그 그 회사를 잃었다면 보호 병사를 가지 않는데	\$82,800.00	November 1, 1995
On to been 11, 1990 The term "Infebt edness" as used in this Deed of Youst shall m	1666年,1667年,1977年,1977年,1977年,1977年,1977年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,19	ote(s) and under any number of extensions and renewals
The term "Tright's direct." as used in this Deed of Youst shall me of the rubball, (1) any labor arrivants, trightner with interest, of extensions used renewals, and (1) any sums paid or advant The interest title, payment terms, and believes the under the forms.	The state of the s	has an normalitad inter this tippe of the title with interest.
The interest link payment terms and recognition the note(s).		and the second of the second o
To seture payment of the indeblachess and performance of	at one rations of Grantor under this Deed of Trust	. Grantor irrevocably grants and conveys to Trustee, in
must, with power of sale, the following described property, I	located in Klainath	County, State of Oregon:
	· 有其一成本 的现在分词 "一个人,这个人,是是这个人的人,不是一个人。" 《美国·西西·西西·西西·西西·西西·西西·西西·西西·西西·西西·西西·西西·西西	Vlamath County Oregon:
Township 39 South, Range 11 East	of the Willamette Meridian,	Name of Courts, Co.
Section 34: E1/2; E1/2 V11/2		The married bear to the section of
	臺灣書館的數 医电视器 化环烷酸甲基 医皮肤 食養養物理數 蒙古克特美国人名英格兰人名意特特 医电影 人名英格兰人名 人名英格兰人	
		발발 내 경찰의 병의 기본 시는 시원 전에 현취 기자 구석하다. 기술 100 (기본 100 전체 100 전체 기본
The state of the s	Milley Road, Bonanza, Oregon	97623 and
Tax Limit Nr 159 170 1 10 U930)	医乳囊 化温度 化光点 医皮肤 化二氯化二氯化镁 化自己的 化二二十二氯甲基甲二二氯甲酚	
With the state of the second section of the second by		tax collector of the county in which the Property is located the Lender a written statement of the property taxes assessed
provinces to the Universe, and, utilized this Died of Trust is be automated the Universe under relating disclosures under the F	SI CONTRACTOR OF THE PROPERTY AND ADDRESS OF THE PROPERTY OF T	
man at attenue and a single de Company for a state of the first of the	the first of the party in-	
ACT IN THE RESIDENCE OF THE PARTY OF THE PAR	ed of cersonal property 4 t Grantor shall ca	ury such insurance as the Lender may reasonably require.

som or subting ently located on in used in connection with the property; at of the foreigning in the scale by referred to as the Property. Grantor has by insigns to Lender

as applicant so tuning for the articlatedness all present and hebre rivits, leikes, and profits from the Property.

t. Maintains of the Projusty.

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1.1 The Property shall be maintained in good condition at it times. Grantor shall promptly make all necessiary rapairs; replacements and remainals so that the value of the Property shall be maintained, and Grantor shall not commit or permit any waste on the Property. Gainfor shall comply with all laws, ordinances, regula-Soils and private restrictions utilisating the Property.

1.2 To the extent that the Property constitutes commercial property, Grantor shall operate it e Property in such manner as to prevent deterioration of the land and improvements including fences, except for reasonable wear and tear from proper use.

1.3 Grant or shall not demolish or remove any improvements from the Property without the written consent oil Lander.

2. Completion of Construction.

If some of all of the proceeds of the loan creating the Indebtedness are to be used to construct or complete construction of any improvement on the Property, Grantor White E

2.1 To dominence constitution promptly and in any event within 30 days from the data of this instrument, and complete the same in accordance with any agreements relating to construction and plans and specifications satisfactory to Lender within 8 months of the date of this instrument:

2.2 To i Ion Lieuter to impect the Property at all tinus during construction;

2.3. To explace any work or materials unsubstactory to liend in within 15 calenday theys with motice to the Grantor of such fact;

2.4 That work shall not crase on the construction of such improvements for ary reason whatmouver for a period of 15 consecutive days.

3. Temmi and Units.

3.1 Grantor shall pay before they become delinquent all laxes and assessments lerved against or on account of the Property, and shall pay as: due nil claims for work done on or for services rendered or material furnished to the Property. Special assessments shall be paid currently, without deferral, unless the Ben for deferred assessments is subardinate to the interest of Lender unday this Deed of Trust, or Lender gives its prior written consent to the deferral. Grantof shall maintain the Proporty free of any lens having priority over or equal to the interest of the Linder under this Deed of Thus except for "Permitted Encumbrances" as defined in 8.1, the lien off lives and assessments will definiturent, and except as officine a provided in 3.2.

3.2 (Ir) abor may webshild payment of any tax, assessment, or claim in connecthan eith in good fulth dispute over the obliquition to pay, to long as the Lender's interest in the Property is not jeopuroted. If a fien arises or is filled as a result of responsibility Granter shall within 15 days after the lien crises or, if a firm is filed, within 15 days after Grantor has notice of the Ming, secure the is-change of the lien on deposit with the Lander of theor a sufficient corporate sure by band or other security substating to the Lecose in in amount sufficient to discharge this en plus any costs. inflorming! It is or intheir charges that could accrue as a nisult of a foreclosure or

"himsel "Weinfor" er the signin of the Borghver if different firem the Grantor.

This shall include insurance on the Property against fire, additional risks covered by ti standard endorsement for extended coverage, and such other risks as may be specified by the Lender, including without limitation flood and war risks. Insurance on the Property shall be carried in companies and under policies approved by the Lender and shall be for an amount equal to the remaining unpaid portion of the Indebtedness or the full insurable value of the Property, whichever is less, and an amount sufficient to comply with any co-insurance provision in any policy.

4.2 All policies of insurance on the Property shall bear an endorsement in a form satisfactory to the Lender making loss payable to the Lender and shall be deposited with the Lender. In the event of loss, Grantor shall immediately notify the Lender, who may make proof of loss if it is not made promptly by Grantor. Proceeds shall be paid directly to the Lender who may compromise with any insurance company and make a final settlement which shall be binding upon Grantor. The Lender may at its election, apply the proceeds to the reduction of the Indebtedness or the restoration or repair of the Property.

4.3 At least 30 days prior to the expiration of any policy, a satisfactory renewal or substitute policy shall be secured by Grantor.

Heserves: Mortgage Insurance Premiums.

5.1 If allowed by law, and if Grantor and Lender do not otherwise expressly agree in writing. Lender may require Grantor to maintain reserves for payment of taxes (including special assessments and other charges against the Property by governmental or quasi-governmental bodies) or premiums on property insurance or both. The reserves shall be created by payment each month to the Lender of an amount determined by the Lender to be sufficient to produce by the date they are due amounts equal to the estimated taxes and insurance premiums to be paid. If at the time that payments are to be made the reserve for either taxes or insurance premiums is insufficient, Grantor shall upon demand pay such additional sum as the Lender shall determine to be necessary to cover the required payment.

5.2 If the Lender carries mortgage (default) insurance covering the repayment of all or any part of the Indebtedness, the premiums for such insurance shall be paid by the Grantor, and if allowed by law, the Lender may require Grantor to maintain a reserve for such purposes in the same manner as for taxes and property insurance.

and subject to the same agreements.

5.3 If Grantor desires to carry a package plan of insurance that includes coverage in addition to that required under this Deed of Trust, the Lender, if allowed by law. may at its option establish and administer a reserve for that purpose. In such event the premium attributable to the required insurance coverage shall be quoted separately, and the Lender may permit Grantor to furnish a certificate of insurance rather than deposit the policy as required in 4.2. If at any time the Lender holds an insufficient amount in the insurance reserve to cover the premium for the entire package policy. the Lender may, at its discretion, pay only that portion of the premium attributable to the required insurance coverage. If the blanket policy does not permit such partial payment, the Lender may use the reserve funds for the premium on a new, separate policy providing the required insurance coverage and allow the package policy to lapse.

5.4 Lender shall not charge a service charge for collecting reserves and paying taxes and insurance premiums. The reserves shall not constitute a trust. Grantor agrees that Lender may commingle reserve funds with other funds of Lender, and need not is sett that is best treet, unline applicable distress received page and of interest not 10.1 if of orange test sets the interest not 50.1 if of orange tests that all of the sets to the sets that all of the sets to the set

di this se decreat by Leading.

If this is shall take a distribly with any provision of this Deal of Trust, the Leading is the last on shall take the required of for and any amount this issue, with space, or Granton's behalf take the required of for and any amount this is repented is so close shall be added to the indebtedness. Amounts so added shall it repented is so close shall be added to the recoverage are walled in the note from to imperious to see case of seasons are married at the name rate as provided in the note from the payable to demand with interest at the name rate as provided in the note from the distribute appenditure. This rights provided for in this paragraph shall be in addition to any other expensions and the expension of the lander day be entitled on account to any other entitled on account to any other entitled on account of the life at, and the lander shall not by taking the required as con cure the default the section of the se

The cover the extra entenses involved in handling delinquist payments, Lender may charge a late charge in any scheduler payment which Lender does not receive within 15 thys after the dise date, or by the next business dry, if the 15-day period ents this Saturday, Semilay, or legal holday. The amount of the late charge shall a contract of the late charge shall be contracted as the contract of the late charge shall be contracted as the late charge shall be contracted as the charge shall be contracted as the late charge shall be contracted as the charge shall be charged as the charge shall be contracted as the charge shall be contracted as the charge shall be charged as the charged as

he at that that in the note by, if the note specifies no late charge, the statistic faction me note by, if the note specifies no late that pit. Dis U pertaint of the payment of phincipal and interest, or portion of such payment, which careful does not receive within the 15-day period. The late charge under the note or sinks that Sheed of Total shall in no event exceed that materially charge, if any, consider their applicable by Collection of a late charge that for constitute a walks or or paylation the Lender's right to remedy available on notional of the desinquents.

West senty, Defenses of Title.

il 9. Grandor marrante that he heads en probabilities tide to the Property in fee simple; farm of all encombrances other than (a) those enumeral of in the title policy, if any, is any of the policy of any other than the po by the Leader, and (b) the encumbrances described 45 Home

Chemital for referred to its "Permitted Encumbrances,"

11.2 Grantar warrants and will forever defend the tipe against the lawful claims.

FIG Grantar warrasts and will forever defend the life against the lawful claims, other their Permitted Entumbrances, of all persons. In the rivent arry action or proceeding is commenced that questions Grantor's title to the interest of the Lender under it is Deed of Truth, Grantor shall defend the action at Grantor's expense.

B. It is any Permitted Encumbrance is a lien, Grantor shall pay any sums and do any other acts necessary to prevent a default or prevent any action of a creditor, which with the supper of time, the giving of notice, or any other action of a creditor, which with the supper of time, the giving of notice, or any other action of a creditor, which with the supper of time, the giving of notice, or any other action of a creditor, which with the affect of time and for time and for time and the sum of the supper of the sum of the su teri fire umbrance which is a fen.

9. H szardous Substinces.

9.1 Except as preniously disclosed to Lender in writing, Grantor represents and

warring to Lender as follows: 9.1.1. no hazir lous substances are stored, located, used or produced on

the Property:

9.1.2 to the beid of Granton's knowledge after due and stagent inquiry no human loss substances in a stored, located, used on the food on a grant adjacent property and human loss substances been stored. Located, to adjacent property by nix large sty human to the stagent property prior to 60 human sweepship, possession the later any incommission was considered, or a set to contract, or me seed the Property or any adjacent property prior to full start or conversities, possession of the total of the Property.

1.2 Granax will not cause not permit any activity in the Property which is ectly

or held rectly could result in the release of any hard cour; substance onto or under the Property could result in the release of any hard cour; substance onto or under the Property to any other property. Grantor agrees to provide written notice to Lender lating lating agree Grantor becoming a ware that the Property or any adjacent to operable being or has been subject to a release of any hard door, substance. It is larger and its representate as may enter the Property at any time for the supply as of conducting an emiscomental audit, contribing only such injury to the purply may be ensussary to conduct the emist presental audit. Lender shall not the spuried to remedy any such injury or compensate Grantor therefor. Grantor shall could nate in all respects in the performance of the audit. Crantor shall pay the costs of any environmental audit if either it default exists and in this Deed of Trust at the that y environmental auch is either it default exists under this Deed of Trust at the lians Lender arrangers to have the axist performed of the mudit reveals a default per-taining to hazardous substances. If Grantor refuses to permit Lender or its represenlathers to conduct an immigramental audit on the Property, Lender may specifically

tienta con performance of this provision.

9.4 Chantor will indemnify and hold Lender hamnless from and against any and iti carra, Camanda, damages, ciennup and other cooks, expenses, losses, liens, little carra, penaltes, little, tresults and other processings (including attorneys) fees) HER CHER, PERMITTED, ITTER, LINEALIS AND OTHER PROGRESSIVE, LINEALIST WITH (I) THE BEACH HITH GENERALIST OF INTERPRETATION OF INTERPRETATI live sections and of this acts or on issue of Grantor, its directors, officers, employees, the section of the property the section of under the Property there, are resident which cours during from a constant of the confermency of the conferme

in control of the French

9.5 If Landar that at any time, through the to entire of any of its remedia sunder If it is shall all all any time, it rough the laterize of any of its remeth is under this fored off final, we by their a deed in fleur of for excessive, hold the to or own the Property in Leither's own again the Lender day from that my hazardous substance the Property in the street. It is also deed, produced or released onto or under the Property. It is deer story, at distribution, convey the Property to Grentor. Cleanter contains and less thank that increase defining of any instrument of conveyance and resume owners to be the Property is the event Lunder energies at a continue and resume the rope of the Property to Grentor. Lender a near that discretely is all have the right to has been the recognition and management of the property as a few and such records for shall have the right to the property as Grander countries over the property as few and such records for shall not be property as few and such records for shall not be property as few and such records for shall not be property as few and such records for shall not be property as few and such records for shall not be property as few and such records for shall not be property as few and such records for shall not be property as few and such records for shall not be property as few and such records for shall not be property as few as the property as

he sord any instrument correspond the Property at Exercit and such records non-shall be deemed acceptance of the instrument and derivey most by Grantor.

9.6 All Grantor's representations, warrants, on snants and agreements contract before a regarding hazardous substances, including but not limited to Grantor's agreement to accept conveyance of the Property from Lender and resume ownership at the surviva forethistens of this fived of Trust by acceptance by Lender of a deed in terms and forestime.

no de les especialies. 9 7 Fer performs of this Deed of Trust, the 16mm ""sezard sus substances" means 9.7 For perturns of this Deed of Trust, the farm "recard has substances" means any substance or impacted defend in designated in hazardous of tode waste, hazardous of trust reciteful, or a hazardous, butch or read eacth e substance for designated by any applicable hear at, stile or focal stability, regulation are under sumilar filters by any applicable hear at, stile or focal stability, regulation at critical most market united on a first at any time during either the term of this Deed at any time during the term of this Deed of Trust or however long Grandor remains in places plan, custody, or control of the I trust or however however for the trust of the term of the first trust of the complete of the trust of the first of the trust of the first of the trust of the first of the trust of

10.1 If till or any part of the Property is condemned, the Lender ray at the lector require that all or any portion of the net proceeds of the award be applied on the Indebtachies. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses and attorneys' fees necessarily paid or incurrent to feature and the Lender in connection with the condemnation

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ment of all reasonable costs, expenses and attorneys less necessarily paid of incur-red by Grantor and the Lender in connection with the condemnation.

10.2 If any proceeding in condemnation is filed, Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor hereby assigns to Lender the net proceeds of any condemnation award.

11. Imposition of Tax.

11.1 The following shall constitute taxes to which this paragraph applies: A specific tax upon trust deeds or upon all or any part of the indebtedness

(a) A specific tax upon trust deeds or upon all or any part of the Indebtedness secured by a deed of trust.

(b) A specific tax on the owner of property covered by a deed of trust which the taxpayer is authorized or required to deduct from payments on the deed of trust.

(c) A tax on premises covered by a deed of trust chargeable against the Beneficiary under the deed of trust or the holder of the note secured.

benenciary under the deed of trust of the noider of the noil secured.

(d) A specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by a Grantor under a deed of trust.

11.2 If any federal, state or local tax to which this paragraph applies is enacted subsequent to the date of this Deed of Trust, this shall have the same effect as a default and the Lender may exercise any or all of the remedies available to it in the exert of a default unless the following conditions are met. enature and the Lericer may exercise any or all or the remedies available to it in the event of a default unless the following conditions are met:

(a) Grantor may lawfully pay the tax or charge imposed, and

(b) Grantor pays or offers to pay the tax or charge within 30 days after notice from the Lender that the tax law has been enacted.

12. Due on Sale Chause.

Grantor agrees that Lender may, at Lender's option, declare the entire Indebtedness immediately due and payable if all or any part of the Property, or an interest therein, is sold, transferred, further encumbered, or altenated. If Lender exercises the option to accelerate Grantor agrees that Lender may use any default remedies permitted under this Deed of Trust and under applicable law. Grantor agrees that Lender may exercise Lender's rights under this Due-On-Sale provision each time all or any part of the Property, or an interest in the Property, is sold, transferred, further encumbered, or alienated whether or not Lender previously exercised Lender's rights under this or any other Due-On-Sale provision. under this or any other Due-On-Sale provision.

Security Agreement; Financing Statements.

13.1 In addition to its status as a Deed of Trust this instrument shall also constitute a security agreement with respect to any personal property and fixtures included within the description of the Property. It shall also be effective as a financing clouded whether the description of the croperty. It shall also be encoure as a militaring statement filed as a fixture filing from the date of its recording and shall remain effect tive as a fixture filling until it is released or satisfied of record. If Grantor does not

tive as a fixture filing until it is released or satisfied of record. If Grantor does not have an interest of record in the real property the name of the record owner is none.

For the purposes of this instrument being effective as a financing statement, Grantor is the "debtor" and Lender is the "secured party".

13.2 Grantor shall join with the Lender in executing one or more financing statements under the Uniform Commercial Code and shall file the statement at Grantor's expense in all public offices where filing is required to perfect the security interest of the Lender in any personal property and fixtures under the Uniform Commercial Code.

14. Delauit.

The following shall constitute events of default:

14.1 Any portion of the Indebtedness is not paid when it is due. 14.2 Grantor fails within the time required by this Deed of Trust to make any payment for taxes, insurance, or mortgage insurance premiums or for reserves for such payments, or any payment necessary to prevent filing of or discharge any lien.

14.3 Grantor breaches any representations or warranties contained in this Deed

of Trust.

14.4. Grantor breaches any covenant or agreement contained in this Deed of Trust regarding hazardous substances.

14.5 Grantor fails to perform any other covenant or agreement contained in this

Deed of Trust within 20 days after receipt of written notice from Lender specifying

14.6 If this Deed of Trust secures a construction loan, any failure of Grantor or builder or any other person or entity to comply with or perform any provision of any construction loan agreement executed in connection with the loan within 20 days after receipt of written notice from Lender specifying the failure.

14.7 Default in any obligation secured by a lien which has or may have priority over this Deed of Trust, or the commencement of any action to foreclose any prior lien.

14.8 Either Grantor or Borrower become insolvent, file a voluntary petition in bankruptcy, become subject of an involuntary petition in bankruptcy, make an assignment for the benefit of creditors, or consent to the appointment of a receiver or furstee for any portion of the Property or all or a substantial part of Grantor's or Borrower's

14.9 Default by Grantor or any predecessors in title of Grantor, as lessee or sublessee, under the terms of any lease or sublease of the Property to which Grantor is a party or through which Grantor's interest in the Property is derived.

Relazie en Full Performance.

When all sums secured by this Deed of Trust are paid Lender shall request Trustee to reconvey the above described real property. Trustee shall, without warranty, reconvey the real property to the person legally entitled thereto. Such person shall pay all fees for filling the reconveyance and shall pay Trustee a reasonable fee for preparation and execution of the reconveyance instrument. and execution of the reconveyance instrument.

16. Rights and Remedies on Delault.

16.1 Upon the occurrence of any event of default and at any time thereafter, 16.1 Upon the occurrence of any event of default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies:

(a) The right at its option by notice to Borrower to declare the entire Indebtedness

Immediately due and payable.

(b) With respect to all or any part of the Property that constitutes realty, the right to foreclose by judicial foreclosure in accordance with applicable law.

(c) The right to have the Trustee sell the Property in accordance with the Deed of Trust Act of the State of Oregon and the Uniform Commercial Code of the State of Oregon where applicable, at public auction to the highest bidder. Any person except Trustee may bid at the Trustee's sale. The power of sale conferred by this Deed of Trust and the law is not an exclusive remedy and when not exercised, Lender may foreclose this Deed of Trust as a mortgage. The Trustee is not obligated to notify carty hereto of a pending sale under any other deed of trust or of any action any party hereto of a pending sale under any other deed of trust or of any action or proceeding in which Grantor, Trustee, or Lender shall be a party, unless such action or proceeding is which Grantor, Trustee, or Lender shall be a party, unless such action or proceeding is brought by the Trustee. (d) With the pect to all or any part of the Property that constitutes personally. The mints and it medics of a secured party under the Uniform Commercial Code.

(e) The mint I without notice to Grantor, to take possession of the Property and collect its resist in the profits, including those past due and unpaid, and apply the net proceeds, over a state of the Lender's costs, against the Indebt shest in furtherance of this right the Lender may require any benant or other user to make payments of cities resist or use less directly to the Lender, and payments by such lender or user to the Lender in resist or use less directly to the Lender, and payments by such lender or user to the Lender in resist or use less demand shall shall satisfy the obligation for which the payments are made, whether or not any proper grounds for the demand existed.

(ii) The injet to have a reteiler appointed to take possession of any or all of the Property, with the power to protect and preserve the Property and to operate the Property, in the two power to protect such as proceeds, over and above cost of the receivership, against the indebtedness. The receiver may serve without bond if permitted by law. The Lender's right to the appointment of a receiver shall exist whether of not apparent value of the Property exceeds the Indebtedness by a substantial arbount. (d) With the pect to all or any part of the Property that constitutes personally.

(a) Subject to any limitations imposed by law, the right to obtain a deficiency judgment it this event the net hale proceeds of any foreclosure sale are insufficient to the deficient and to provide the deficient to the deficien

to pay the entre unpaid Indebindness.

(h) Any other right or remady provided in this Deed of Trust, the promissory notics) evidencing the indebindness, any construction loan agreement, any other securi-

notals) existing the indebtodates, any construction loan agreement, any other security document, or under law.

16.2 in exercising its rights and remadies, the Lender and Trustee shall be free to sall as on any part of the Property together or separately or to sall certain portions to sall as on any part of the Property together or separately or to sall certain portions to the Property and refrain from selling other portions. The Lender shall be entitled to that at any public sale on till or any person of the Property.

16.3 This Lender shall give Grantor reasonable notice of the time and place of any public sale of any personal property or of the time after which any private sale or other intended disposition of the Property is to be made. Place onable notice shall enter intended the sale of disposition of the Property is to be made. Place onable notice shall enter intended the party of a breach of a provision of this agreement shall not constitute a waiver of or prejudice the party's right of anywise to demand strict examples and the that provision or any other provision. Election by the Lender to purchase any item thy shall not extrace pursuit of any other remedy, and an election to inside any item that the party of any other remedy, and an election to inside any item that the party of any other remedy, and an election to inside any item that the party of any other remedy.

16.5. In the event suit or action is instituted to enforce any of the terms of this 16.5 In the event suit or action is instituted to enforce any of the terms of this Dred of Trust the Lender shall be entitled to recover from Crantor such sum as the court may adjudge reasonable as attorney's fees at trial and on any appeal. All reasonable expenses incurred by the Lender that are necessary at any time in the Lender's opinion for the protection of its interest or the enforcement of its rights, including without limitation, the cost of searching records, obtaining title reports, surveyors' reports, attorneys' opinions or title insurance, whether or not any court action is involved, shall become a part of the Indebtedness payable on demand and shall bear interest at the same rate as provided in the note from the date of expenditure until paid. d ture until paid.

Phi

Karen Sue

Thompson

Any notice under this Deed of Trust shall be in writing and shall be effective Any notice under this Deed of Trust shall be in writing and shall be effective when actually delivered or, if mailed, when deposited as registered or certified mail when actually delivered to the address stated in this Deed of Trust. Either party may change the address for notices by written notice to the other party.

18. Succession; Terms.

18.1 Subject to the limitations stated in this Deed of Trust on transfer of Grantor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns.

18.2 In construing this Deed of Trust the term Deed of Trust or Trust Deed shall approximate the term security agreement when the instrument is being construed with

encompass the term security agreement when the instrument is being construed with

respect to any personal property or fixtures.

18.3 Attorneys' fees. "Attorneys' fees," as that term is used in the note and in this Deed of Trust, shall include attorneys' fees, if any, which may be awarded by an appellate court.

CORPORATE ACKNOWLEDGEMENT INDIVIDUAL ACKNOWLEDGEMENT STATE OF OREGON CALIFORNIA 19 STATE OF IMEDIN 1990 County of \_ Presently topested the also re-named Phillip Lee. The market harman and a monkedged the foregoing matural to be to the market harman and a monkedged the foregoing of the matural to be to the matural to the m COURTY OF SHASTA and , who, being swom, Personally appeared . stated that \_he, the said \_ and he, the said of Grantor corporation and that the seal affixed hereto is its seal and that this Deed of Trust way volunturily signed and sealed on behalf of the corporation by Authority of the Read of Directors. of its Board of Directors. Refore me: JOA Notzry Public for Bregon CAL Fornia 品品品 My commission expires: My Could be for the STATE OF OREMEN: COUNTY OF KLAMATH: 44. 18th Mountain Title Co. A\_M., and duly recorded in Vol. M90 A.D. 19 110 at 9:12 o'clock Filed for record in request of .. on Page 21003 Oct Mortgaguli Evelyn Biehn . County Clerk
By Quille Mullender ol".. \$18.00 FILE (SP) REGINEET FOR RICORVEYANCE ren d 5 g The ordering is the locker of the colors a source by the Deed of Trust. Said note or notes, together with all other indebtedness secured by the Deed of Trust, and this Deed of Trust, which are delivered hereby. This is not of Trust, have been said in tot. You are hard, described to cancer said note or notes and this Deed of Trust, which are delivered hereby, this is not of Trust, have been said in the said to 7% had by the order this Deed of Trust to the person or persons legally entitled thereto. Ö (3) Heturn: W.S. Nattorel Bank of Dregon, P.O. Box 4113, P1-5 Portland, Or. 97208 milet i Sen

Attn: Kithy Childers

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