together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now 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 the sum

sup of 1.77.616 at 1.77.616 at

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sold, conveyed, assigned or alienated by the grantor without litst then, at the beneticiary's option, all obligations secured by this instrume therein, shall become immediately due and payable.

In or protect the security of this trust deed, grantor agrees:

In or protect the security of this trust deed, grantor agrees, and repair, not or the conveyed and maintain said property in good condition not for one permit any waste of said property.

In or protect preserve and maintain in good and workmalike the protect or restore prompty may be constructed, damaged or manner any building or improvement may be constructed, damaged or manner any building or improvement and property. In good and workmalike the destroyed thereon, and pay when due all costs incurred therefor.

destroyed thereon, and pay when due all costs incurred therefor.

destroyed thereon, and pay when due all costs incurred therefor.

destroyed thereon, and pay when due all costs incurred therefor.

J. To comply with all safements pursuant to the Uniformity of the safements pursuant to the Uniformity in the beneficiary and to pay for the same in the citical code as the beneficiary may require and to pay for the same in the proper public office or searching agencies as may be deemed desirable by the by lining officers or searching agencies as may be deemed desirable by the by lining officers or searching agencies as may be deemed desirable by the list by lining officers of the beneficiary, with loss payable to the buildings and such other heards as the beneficiary, with loss payable to the latter; all companies acceptable to the beneficiary, with loss payable to the latter; all congranies acceptable to the beneficiary and tend to the same and the pay procure the same policy may be applied by beneficiary unany professes to the beneficiary the entire amount so collease shall be included the grantor and the property before any part thereof, may great any procure the same payable by grantor, collected under any incervations and the congranies and the congr

It is mutually agreed that:

8. 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 monies payable as compensation for such taking, which are in excess at the amount required to pay all reasonable costs, expenses and attorney's tees necessarily paid or to pay all reasonable costs and expenses and attorney's lees, applied by it from any reasonable costs and expenses and attorney's fees, applied by the total and appellate courts, necessarily paid or incurred by beneficiary in such properedings, and the balance applied upon the indebtedness its first that any application of the secured hereby; and grantor agrees, at its own expense, to take such actions and execute such instruments as shall be necessary in obtaining such consensation promptly upon beneficiary's requiest, upon written request obsciency, payment of its fees and presentation of this deed and the note for its fees and presentation of this deed and the note for the payment of the indebtedness, trustee may the liability of any person for the payment of the indebtedness, trustee may (a) consent to the making of any map or plat of said property; (b) join in

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STEVENS-NESS LAV

Aranting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge subordination or other agreement affecting this deed or the lien or charge france in any reconveyance may be described as the "person or persons grantee in any reconveyance may be described as the "person or persons grantee in any reconveyance may be described as the "person or persons grantee in any reconveyance may be described as the "person or persons grantee in any reconveyance may be described as the "person or persons to the conclusive proof of the truthfulness thereoi, Trustee's lees for any of the be conclusive proof of the truthfulness thereoi, and state the person of the perso

together with trustee's and attorney's lees 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 in one parcel or in separate parcels and shall sell the mode sale. Trustee nuction to the highest bidder for eash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant for twarrarty, express or interpretation of the truthfulness thereof. Any person, exclude sale. The recitals in the deed of any matters of took shall be conclusive proof of the trustee shall pursuant to the flowers provided herein, frustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including the compensation of the trustee and reasonable charge by trustee's claim to the compensation of the trustee and reasonable charge by trustee's horizon the configuration secured by the trust deed, (3) to all persons their interests may appear in the order of their priority and (4) the deal 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.

surplus, it any, to the grantor or to his successor in interest entitled to such surplus.

16. Beneticiary may from time to time appoint a successor or successor to any trustee named herein or to any successor trustee appointed herein and without conveyance to the successor trustee. It is also that the vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment upon any trustee herein named or appointed hereunder. Each such appointment upon any trustee herein named or appointed hereunder. Each such appointment which, when recorded in the mortisate records of the country or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

18. Trustee society such second 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.

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company outhorized to insure title to rea sovings and laan association authorized to do business under the lows of Oregon or the United States, a title insurance company authorized to do business under the lows of Oregon or the United States, a title insurance company authorized to do business under the lows of Oregon or the United States, a title insurance company authorized to do business under the lows of Oregon or the United States or any agency thereof, or an escrew agent licensed under ORS 696,505 to 696,585 property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrew agent licensed under ORS 696,505 to 696,585

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

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

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:

(a)* primarily for grantor's personal, family or household purposes (see Important Notice below),

(b) for an organization, or (even it 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,

ersonal representatives, successors and assigns. The term be cured hereby, whether or not named as a beneficiary herei ender includes the teminine and the neuter, and the singular	r number includes the plural.	· ·	A contract of the contract of
IN WITNESS WHEREOF, said grantor he	as hereunto set his hand t	he day and year firs	above written.
IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) of applicable; if warranty (a) is applicable and the beneficiary is	a creation	Tuker Sr	
s such word is defined in the Truth-in-Lending Act and Regulat eneficiary MUST comply with the Act and Regulation by makin isclosures; for this purpose use Stevens-Noss Form No. 1319, or compliance with the Act is not required, disregard this notice.	g required B 3100	Fisher	
If the signer of the above is a corporation,			
se the form of acknowledgement opposite.	I OF ATT OF ORECON	and the second s	•
STATE OF GEN, California) ss.	STATE OF OREGON,) ss.)
. This instrument was acknowledged before me on	This instrument was ackn	owledged before me on	
Nov. 10, 1990, by Jamos F. Fister Sr.	as		}
and Zelda E. Hisher	OFFICIA	LSEAL	
Notary Bugli	NAME OF THE PROPERTY OF THE PR	COUNTY	(SEAL
(SEAL) My commission expires:	ides in the contract of the co	es Jan. 1, 1994	
() A service of the	, Trustee	foregoing trust deed.	All sums secured by sai
The undersigned is the legal owner and holder of all trust deed have been fully paid and satisfied. You hereby said trust deed or pursuant to statute, to cancel all evid herewith together with said trust deed) and to reconvey, we estate now held by you under the same. Mail reconveyant	Il indebtedness secured by the are directed, on payment to lences of indebtedness secured vithout warranty, to the parti-	by said trust deed (ves designated by the te	hich are delivered to yo
The undersigned is the legal owner and holder of all trust deed have been fully paid and satisfied. You hereby said trust deed or pursuant to statute, to cancel all evid herewith together with said trust deed) and to reconvey; we estate now held by you under the same. Mail reconveyant	Il indebtedness secured by the are directed, on payment to lences of indebtedness secured vithout warranty, to the partice and documents to	by said trust deed (ves designated by the te	hich are delivered to yo
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