	Aspen Title -TRUST DEED. #01036264				
DRM No. 881-Oregon Trust Deed Series	-TRUST DEED. #01036264	COPYRIGHT IS	BO STEVENS-NESS L	AW PUBLISHING CO	401 -
29014	TRUST DE	ED	Vol. <u>m9/</u>	_Page	
THIS TRUST DEE KURT A. MULLER AND	D, made this25thday CARRIE MULLER		in the second second		
s Grantor, ASPE B. H. HAYS AND MAR	N TITLE & ESCROW, INC.		full wichte	of survivo	Trustee, and
s Beneficiary,	WITNECC	TTU.	este Rectore		
Grantor irrevocably Klamath	grants, bargains, sells and convey 	ys to trustee	in trust, with p	nower of sale,	the property
Lot 2, Block 4, HJ of Klamath, State	LLSIDE ADDITION TO THE CI	TY OF KLAM	TH FALLS. 1	n the Coun	ty gas i
CODE 1 MAP 3809-29	AA TL 1500		nga ta siti .		
THIS TRUST DEED 1	S AN ALL-INCLUSIVE TRUST D	DEED AND JU	NIOR TO A F	IRST TRUST	DEED
TN FAVOR OF OLIND	A F. GODDARD. TTACHED HERETO AND BY THIS				
SEE EXHIBIT "A" A together with all and singular	TTACHED HEREIO AND DI INIC the tenements, hereditaments and appu and the rents, issues and profits thereo.	rtenances and a and all fixtures	ll other rights the now or hereafter	ereunto belongin attached to or a	g or in anywise used in connec-
now or hereafter appertaining, tion with said real estate. FOR THE PURPOSE CTYTY TIJO THO	OF SECURING PERFORMANCE of USAND EIGHT HUNDRED EIGHTY	each agreement Y FOUR AND	of grantor herein 94/100	n contained and	payment of the
\$6	2,884.94D	ollars, with inter by grantor, the	final payment of	ling to the terms principal and in	of a promissory nterest hereof, i
to be due and	i pavableat maturity or	NOLE		the linet installe	nent of said not
becomes due and payable. In sold, conveyed, assigned or a	ienated by the grantor without first h on all obligations secured by this instru				
herein, shall become immediate	iy die and payable.				. (a) isin in m
1. To protect, preserve and and repair; not to remove or demo not to commit or permit any waste	lish any building or improvement thereon;	subordination or c thereol: (d) recon	vey, without warrant	y, all or any part of	of the property. Th
2. To complete or restore manner any building or improvem destroyed thereon, and pay when du	nt which may be constructed, damaged or e all costs incurred therefor.	services menuoneu	conveyance may be reto," and the recita i of the truthfulness in this paragraph sha any delault by gran		distancionar at at
tions and restrictions affecting said join in executing such financing sta	tements pursuant to the Uniform Commer-	time without note pointed by a cour	t, and without regar	d to the adequacy	of any security f
proper public office or offices, as by filing officers or searching age	well as the cost of all lien searches made ncies as may be deemed desirable by the	erty or any part issues and profits,	including those past	due and unpaid,	and apply the sam
now or hereafter erected on the s	ously maintain insurance on the buildings and premises against loss or damage by fire there are a start of the start of the start of the start of the start of the start of the liciary, with loss payable to the latter; all	liciary may deter	nine.	the annual of	i said property. I
companies acceptable to the bene	the second as insured;	collection of such insurance policies	or compensation or a	wards for any taki	ing or damage of the
if the grantor shall fall for any for deliver said policies to the benelici	ary at least lifteen days prior to the expira-	waive any delauli pursuant to such a	notice.	a st see	indebtedness securi
the beneficiary may produce the collected under any fire or other	insurance policy may be applied by beneli-	hereby or in his	ct to such payment	and/or performance,	the beneliciary mi
ciary upon any indestcution of b	ed hereby and in such of the so collected, or encliciary the entire amount so collected, or to grantor. Such application or release shall notice of default hereunder or invalidate any	event the benelici	ary at his election r ortdage or direct the	may proceed to fore trustee to foreclose	close this trust de this trust deed l
act done pursuant to such notice. 5. To keep said premises	free from construction liens and to pay all	remedy, either at	law or in equity, which ects to foreclose by a	h the beneficiary m dvertisement and sa	ay have. In the even le, the beneficiary
daxes, assessments and other than against said property before any chardes become past due or delin	part of such taxes, assessments and other quent and promptly deliver receipts therefor	the trustee shall the election to	sell the said describ	ed real property to	satisfy the obligation
to beneficiary; should the grands ments, insurance premiums, liens	or other charges payable by grantor, either ling beneliciary with lunds with which to	notice thereof as	wided in ORS 86.73.	5 to 86.795.	he advertisement a
and the amount so paid, with inte	rest at the rate set forth in the note secured	sale, and at any	or any other person	so privileged by O	RS 86.753, may C
trust deed, shall be added to an	y rights arising from breach of any of the	sums secured by	a at the time of the	cure other than a	uch portion as wo
erty hereinbeicre described, as	d for the payment of the obligation herein	not then be use	he mired by tende	ring the performan	ce required under
out notice, and an such payment i out notice, and the nonpayment i render all sums secured by this	hereol shall, at the option of the beneficiary, trust deed immediately due and payable and	defaults, the per and expenses ac todether with tru	tually incurred in er stee's and attorney's	lorcing the obligat lees not exceeding	ion of the trust d the amounts provi
6. To pay all costs, fees	and expenses of this trust including the cost	by law. 14. Other	wise, the sale shall in the notice of sa	be held on the date le or the time to	which said sale r
in connection with or in entorem	g this company in a second ind purporting 10	be postponed as in one parcel o	provided by law. I r in separate parcels highest bidder for ca	and shall sell the shall sell the	time of sale. Tru
allect the security rights or power	beneficiary or trustee may appear, including	shall deliver to the property so	provided by law. T r in separate parcels highest bidder for ca the purchaser its der sold, but without a la in the deed of any particulation of any per	nd in form as requ ny covenant or wa matters of fact sh	real by law convey reanty, express or all be conclusive p
cluding evidence of thre and the	ned in this paragraph 7 in all cases shall be	of the truthluin the grantor and	ess thereof. Any per beneliciary, may pu	son, excluding the rchase at the sale.	trustee, but includ
decree of the trial court, granto pellate court shall adjudge reas	ned in this paragraph of the an energy and the be event of an appeal from any judgment or r further agrees to pay such sum as the ap- nable as the beneliciary's or trustee's attor-	15. Whe shall apply the cluding the com	proceeds of sale to pensation of the tru	payment of (1) th stee and a reasonal	ble charge by trust
It is mutually agreed	hat:	having recorded	mens subsequent to	the states	- mainter and (4)
8. In the event that any under the right of eminent doma	portion or all of said property shall be law the in or condemnation, beneficiary shall have the	surplus, if any,	to the grantor of to		
to nav all reasonable cosis, exp	enses and attorney's lees necessarily paid or	sors to any tru under. Upon a	stee named herein o	nd without convey	ance to the succ
applied by it first upon any rea both in the trial and appellate	sonable costs and expenses and attorney's fees, courts, necessarily paid or incurred by bene-	trustee, the lat upon any truste and substitution	e herein named or an shall be made by	pointed hereunder.	Each such appoints executed by benelic
and execute such instruments	is shall be necessary in obtaining such com-		erty is situated, shall	be conclusive proof	l of proper appoints
9. At any time and from	iciary's reguest. In time to time upon written request of bene- d presentation of this deed and the note for onveyances, for cancellation), without allecting the newment of the indebtedness, trustee may	. 17. 1 ru	trustee. stee accepts this tr s made a public re tily any party hereto action or proceedin y unless such action	ust when this dee cord as provided l o of pending sale u	by law. Trustee is nder any other dee
endorsement (in case of full rec the liability of any person for	the cancellation I. Without allecting		- action or proceeding	s in which diantol	. denericiary or th

of the Oregon State Bar, a bank, trust is an active member lited States, a title in ency thereof, or an es NOTE: The Trust Deed Act provides that the trustee hereunder must or savings and laan association authorized to do business under th property of this state, its subsidiaries, affiliates, agents or branches, nce company authorized to insure title to real agent licensed under ORS 696.505 to 696.585.

BLL Malt

840%

The grantor covenants and agrees to ully seized in fee simple of said described re	and with the beneficiary an al property and has a valid	d those claiming under 1, unencumbered title	him, that he is law-	
	 A second sec second second sec	innennen († 1997) 1946 - Jacob Standard, son skriver († 1997) 1949 - Jacob Standard, son skriver († 1997) 1949 - Standard Standard, son skriver († 1997)		
and that he will warrant and forever defend	the same adainst all nerse	ns whomsoever.		
and that he will warrant and lotevel deterio		ze v nakelji se sa se		
		n an an Arrange ann an Arrange ann an Arrange An Arrange ann an Arr Arrange ann an Arrange		
		 A state of the sta		
The grantor warrants that the proceeds of the (a)* primarily for grantor's personal, family o (b) for an organization, or (even if grantor i	r household purposes (see Impor	tant Notice below),		
This deed applies to, inures to the benefit of personal representatives, successors and assigns. The secured hereby, whether or not named as a beneficia gender includes the feminine and the neuter, and the	term beneficiary shall mean the ry herein. In construing this dee	holder and owner, includi and whenever the context	ng pledgee, of the contract	
IN WITNESS WHEREOF, said gra		4	st above written.	
* IMPORTANT NOTICE: Delete, by lining out, whichever we		$\underline{\mathcal{M}}$	hl	
not applicable; if warranty (a) is applicable and the bene as such word is defined in the Truth-In-Lending Act and beneficiary MUST comply with the Act and Regulation b	Regulation Z, the KUKL A.	MULLER Carrie	Muller	
disclosures; for this purpose use Stevens-Ness Form No. 1 If compliance with the Act is not required, disregard this r	319, or equivalent.	MULLER		
STATE OF OREGO	N, County ofKlamath. ent was acknowledged befor) ss.	1 71 01	
by KURT A. M	ULLER AND CARRIE MULL	ER		
This instrume	ent was acknowledged befor	e me on	, 19,	
5),), n	VMA	D1	
	w asl	NR I THE	otary fublic for Oregon	
	My commissi	on expires	<u> </u>	
• • • • • • • • • • • • • • • • • • •	REQUEST FOR FULL RECONVEYANCE		1	
70	se used only when obligations have been	paid.		
<i>TO:</i>			A11	
The undersigned is the legal owner and holde trust deed have been fully paid and satisfied. You said trust deed or pursuant to statute, to cancel a herewith together with said trust deed) and to recon- estate now held by you under the same. Mail recom-	hereby are directed, on payment Il evidences of indebtedness sec yev, without warranty, to the j	to you of any sums owing ured by said trust deed (parties designated by the t	to you under the terms of which are delivered to you erms of said trust deed the	
estate now held by you under the same. Mail recon	veyance and documents to			
DATED:	19			
ants of the sectors of the fill of the sectors. Total as a sector of the se	. 2	Beneficiary	. <u></u>	
De not lese or destroy this Trust Dood OR THE NOTE whi	ch it secures. Both must be delivered to t	to define the second of the second seco	reconveyance will be made.	
TRUST DEED		STATE OF ORE	· // 03.	
STEVENS-NESS LAW PUB. CO., PORTLAND. ORE.	and the state of the		t the within instrument	
	n in the second s		ecord on the	
	1944 - ماليك ميرية المركز المركز 1945 - مالية ماليك ميرين المركز ال	ato'clo	k M/, and recorded	
Grantor	SPACE RESERVED	page	ime No on or as fee/file/instru-	
	RECORDER'S USE	ment/microfilm/	reception No,	
Beneficiary		Witness	ny hand and seal of	
AFTER RECORDING RETURN TO	1	County affired.		
Aspen Title Atmis Collection Dept		NAME	TYLE	
	+	By	Deputy	

EXHIBIT "A" TO TRUST DEED

8403

THIS TRUST DEED IS AN ALL-INCLUSIVE TRUST DEED AND IS JUNIOR AND SUBORDINATE TO A TRUST DEED RECORDED IN BOOK M-89 AT PAGE 23612 IN FAVOR OF OLINDA F. GODDARD AS BENEFICIARY/MORTGAGEE, WHICH SECURES THE PAYMENT OF A NOTE THEREIN MENTIONED. B. H. HAYS AND MARGIE A.HAYS, HUSBAND AND WIFE, THE BENEFICIARY(IES) HEREIN, AGREE TO PAY, WHEN DUE, ALL PAYMENTS DUE UPON THE SAID NOTE IN FAVOR OF OLINDA F. GODDARD AND WILL SAVE GRANTOR(S) HEREIN, KURT A. MULLER AND CARRIE MULLER, HARMLESS THEREFROM. SHOULD THE SAID BENEFICIARY(IES) HEREIN DEFAULT IN MAKING THE PAYMENTS DUE UPON SAID PRIOR NOTE AND KURT A. MULLER AND CARRIE MULLER, GRANTOR(S) HEREIN MAY MAKE SAID DELINQUENT PAYMENTS AND ANY SUMS SO PAID BY GRANTOR(S) HEREIN SHALL THEN BE CREDITED UPON THE SUMS NEXT TO BECOME DUE UPON THE NOTE WHICH IS SECURED BY THIS ALL-INCLUSIVE TRUST DEED.

(INITIALS OF BENEFICIARY(IES)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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Filed	for record at request of	Aspen Title Co.	the6th day
of			I., and duly recorded in Vol. <u>M91</u> ,
	of		e <u>8401</u> .
FEE	\$18.00		Lehn County Clerk