as Grantor. Aspen Title Company , as Trustee, and Frank Thompson and Dana Walsh Tompson, his wife, with rights of survivorship as Trustee, and

as Beneficiary,

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in Klamath County, Oregon, described as:

Tract 79, Plesant Home tracts, in the county of Klamath, State of Oregon. Code 41 map 3909-2BA-TL6100

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 Tuelve Thousand Five Hundred and no 1100

note 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
not sooner paid, to be due and payable
The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note
The date of maturity of the debt secured by this instrument, or any part thereof, or any interest therein is sold, agreed to be
becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be
secured by this instrument, it is the written consent or approval of the beneficiary.

To protect the security of this trust dead dantered.

To protect the security of this trust dead dantered.

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 commit or permit any waste of said property.

2. To complete or restore promptly and in good and workmanlike.

2. To complete or restore promptly and in good and workmanlike destroyed thereon, and pay when due all costs insured therefor.

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

tions and restrictions allecting said property; if the beneficiary so requests, to join in executing such linancing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pai for lining same in the proper public office or offices, as well as the cost of all lien scarches made proper public office or offices, as well as the cost of all lien scarches made by filing officers or searching agencies as may be deemed desirable by the beneficiary of the proper public office or offices, as well as the cost of all lien scarches made by filing officers or searching agencies as may be deemed desirable by the beneficiary and the property of the property of

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 it is selects, to require that all or any portion of the monner parable right, if it so elects, to require that all or any portion of the monner parable to pay all reisonable costs, expenses and artorney's less necessarily paid incurred by grantor in such proceedings, shall be paid to beneficiary and incurred by grantor in such proceedings, shall be paid to beneficiary and incurred by it insurpon any reasonable costs and expenses and artorney's embeds in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the indebtedness secured hereby; and grantor agrees, at its own execute such instruments as shall be messary in obtaining such compand execute such instruments as shall be messary in obtaining such companded executes such instruments as shall be messary in obtaining such companded to the payment of the second of this deed and the note for liciary, payment of its less and presentation of this deed and the note for endorsement in case of full reconveyances, for canellation), without affecting the liability of any person for the payment of the indebtedness, trustee may (4) consent to the making of any map or plat of said property; (b) join in

franting any casement or creating any restriction thereon; (c), join in any subordination or other agreement affecting this deed or the lieu or characteristic (d) reconvey, without warranty, all or any part of the property. The thereof; (d) reconvey, without warranty, all or any part of the property. The tradition of the truthfulness therein of any matters or facts shall be conclusive proof of the truthfulness therein of any matters or facts shall be conclusive proof of the truthfulness therein of any matters or facts shall be enclusive proof of the truthfulness therein. Trustee's fees for any of the services mentioned in this paragraph shall be not less than \$5. services mentioned in this paragraph shall be not less than \$5. services, ceither in person, by agent or by a receiver to be approperty of the approperty of the proof of the dequacy of any security for pointed 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 and apply the terministic and profits, including those past due and unpaid, and apply the same issues and profits and expenses of operation and collection, including reasonable attorney's less 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 damade of the insurance policies or compensation or awards for any taking or damade of the insurance policies or compensation or awards for any taking or damade of the insurance policies or compensation or awards for any taking or damade of the insurance policies or compensation or awards for any taking or damade of the insurance policies or compensation or awards for any taking or damade any default or notice of default hereunder or invalidate any act done pursuant to such notice.

property, and the application or release thereof as atoresand, shall not cure or waive 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 to the payment of the performance of the payment and/or performance, the beneficiary may essence with respect to such payment and/or performance, the beneficiary may essence with respect to such payment and/or performance, the beneficiary may essence with respect to such payment and sand payable. In such an declare all sums secured hereby intended the declare and payable in such an essence with respect to such payment mediately due and payable. In such an equity as a mortgage or direct the trustee to pursus other right or advertisement and sale, or may which the beneficiary and the beneficiary of the beneficiary election to sell the said described real property to said. The beneficiary of the trustee shall execute and cause to be recorded his written notice of default the trustee whereby whereupon the instead of the property to said place of sale, give notice thereof as then required by law and proceed to forcelose this trust deed notice thereof as then required by law and proceed to forcelose this trust deed notice thereof as then required by law and proceed to forcelose this trust deed not be an expensed of the property of saids and the property of saids before the date the trustee conducts the 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 85.753, may cure sale, the grantor or any other person so privileged by ORS 85.753, may cure and the default or defaults. If the default consists of a failure to pay, when due, the default or defaults. If the default consists of a failure to pay, when due the default consists of a failure to pay, when due the force of the property of the person effecting the cure ofter than such portion as would sums secured by the trust deed, the default

und expenses actually incurred in enforcing one expenses actually incurred in enforcing the amounts provided together with trustee's and attorney's fees not exceeding the amounts provided together with trustee's and attorney's fees not exceeding the amounts provided by law. 16. The trustee may sell said property either property of the postponed as provided at the trustee may sell said property either in one parcel of in grant parcels and shall sell the turn of sale. Trustee may sell said the turn of the highest bidder for cash, payable at the turn of sale. Trustee shall deliver to thot purchaser its deed in form and the property so the property so in the deed of any matter of late shall be conclusive principled. The treitate in the deed of any matter of late shall be conclusive principled. The trustee sells pursuant to the powers provided herein, trustee the granty beneficiary, may purchase at the sale.

15. The trustee sells pursuant to the powers provided herein, trustee sells pursuant to the powers provided herein trustee sells pursuant to the deed of the compensation of the trustee and a reasonable charge by the proceeds of sale to payment of (1) the expense of sale, including the compensation of the trustee and a reasonable charge by the provided as their interests may appear to the order of their prisary and (4) the supplies. In the property of the successor in interest entitled to such supplies.

deed as their interests may appear in the order of their pristrity and (4) the surplus, if any, to the granter or to his successor in interest entitled to such surplus.

16. Beneficiary may from time to time appoint a successor or successor and truster named herein or to any successor trustee appointed here under. Upon such appointment, and without conveyance to the surpointment, and without conveyance to the surpointment, and without conveyance to the surpointment, and without conveyance to the surpointment of truster, the latter skill be vested with all title powers and duties confirmed upon any trustee herein named or appointed hermanel executed by beneficially which the property is situated, shall be conclusive proof of proper appointment of the successor trustee accepts this trust when this deed, duly executed and 17. Trustee accepts this trust when this deed, duly executed and sphilated to notify any party hereto of pending sale under any other deed of truste or of any action or proceeding in which Stantor, 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 attainey, who is an active member of the Oregon State Bar, a bank, thus company authorized to insure title to real savings and lean association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real savings and lean association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real savings and lean association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real savings and lean association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real savings and lean association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real savings and lean association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real savings and lean association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real savings.

	The grantor	covenants	and agrees	to and	with the	beneficiary	and	those claiming	under him,	that	he is law-
fully s	seized in fee	simple of s	aid describe	d real r	property a	and has a v	alid.	unencumbered	title therete	2	

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, 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 leminine 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  $\mathcal{I}$ , the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice. (If the signer of the above is a corporation, use the form of acknowledgement apposite.) STATE OF OREGON. STATE OF OREGON, County of Klamath County of ..... This instrument was acknowledged before me on This instrument was acknowledged before me on July, 23 , 19 91 , by , by . . . Jose Bruno Recino as Notary Public for Oregon (SEAL) 2-16-93 My commission expires: one 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 reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to DATED: , 19... .. . Beneficiary Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED  [FORM No. 881]  STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.		STATE OF OREGON,  County ofKlamath			
Grantor	SPACE RESERVED FOR RECORDER'S USE	was received for record on the 26th, day of July 19.91 at 10:47, o'clock A.M., and recorded in book/reel/volume No. M91 page 14607, or as fee/file/instrument/microfilm/reception No. 32422 Record of Mortgages of said County.			
AFTER RECORDING RETURN TO Lipen Wille of Except Collection Dopt.		Witness my hand and seal o County affixedEvelyn Biehn, County Clerk			
Collection Logi.	Fee \$13.00	By Accient I wiender Deputy			