No. 881-Oregon Trust Deed Series-TRUST DEED.		COPYRICHT 1980 STEVENS NESS LAW PUBLISHING CO., FORTLAND, OR STRO
34342 THIS TRUST DEED, made this	TRUST DE TRUST DE 14-ju day Fruest Sante	Vol. <u></u>
Frantor,	TAIN TITLE COMPA Erskine Del	VI OF KLAMATH (CUNTY, as Trustee, and Se
Deneficiary	WITNESS	ETH: ys to trustee in trust, with power of sale, the propert
R3611 006B0 00700 00 KEY 344265 W2MW4 LYING NORTH AND WES TOWNSHIP 36, RANGE Section 6	70 70 7 CF 70P LIP OF 1	
gether with all and singular the tenements w or hereafter appertaining, and the rents with read read estate.		stenances and all other rights thereunto belonging or in anywest and all fixtures now or hereafter attached to or used in conn each agreement of grantor herein contained and payment of ref (\$1,200,00)
nm of Olde A ote of even date herewith, payable to bene ot sooner paid, to be due and payable The date of maturity of the debt secu ecomes due and payable. In the event the sold, conveyed, assigned or alienated by t	licitity or order and made September within described propert the granter without lists ions secured by this instr	cllars, with interest thereon according to the terms of a promiss by grantor, the final payment of principal and interest hereof 1992. The date, stated above, on which the final installment of said r y or any part thereol, or any interest therein is sold, agreed to having obtained the written consent or approval of the benefici ament, irrespective of the maturity dates expressed therein,
To protect the security of this trust I. To protect, preserve and maintain said of repair; not to remove or demolish any building of to commit or permit any waste of said property. To complete or restore promptly and namer any building or improvement which may interved thereon, and pay when due all costs incur	deec, grantor agrees; prop.tty in good condition of improvement thereon; in good and workmanike be constructed, damaged or red il erefor. whet nos covenents, condi-	Franting any easement or creating any restriction thereon. (c) you m subordination or other agreement altecting this deed or the lien or cl whereosi, (d) reconvey, without warranty, all or any part of the property. thereosi, (d) reconvey, without warranty, all or any matters on or pe trantee in any reconveyance may be described as the "person or pe trantee in any reconveyance may be described as the "person or pe trantee in any reconveyance may be described as the "person or pe trantee in any reconveyance may be described as the "person or pe trantee in any reconveyance may be described as the "person or pe trantee in any reconveyance may be not less than \$5. services mentioned in this paragraph shall be not less than \$5. 10. Upon any default by grantor hereunder, beneliciary may at person, by a frequent point or person by a service menuity.
tions and feature such linearing determents pursue cal Code with bornelinary into the such and to those to the such as the such as the such as the bornelination of the such as the such as the beneficial type in the such as the such as the beneficial type in the such as the beneficiary may in and such other hearth as the beneficiary, with lo	The bind of the bind bind bind bind bind bind bind bind	pointed by a count, the secured, enter upon and take possession of said the indebtedness hereby secured, enter upon and take possession of said erty or any part thereof, in its own name sue or otherwise collect the erty or any part thereof, in its own name sue or otherwise collect the issues and profits, including those past due and unpaid, and apply the less costs and expenses of operation and collection, including reasonable ney's less upon any indebtedness secured hereby, and in such order as licitary may determine. 11. The entering upon and taking possession of said property collection of such rents, issues and profits, or the proceeds of there and in a such order and taking or damage
policies of insufante fail for any reason to procur if the grandor shall fail for any reason to procur deliver said policies to the beneliciary at least filt for of any policy of insurance now or hereaft the beneficiary may procure the same at fra collected under any fire or other insurance policy ciary upon any indebtedness secured hereby and may determine, or at option action of beneficiary the any part thereof, may be related to grantor. Sus ont cure or waive any default or notice of defaul	e any such mesha the expira- een cays prior to the table er placed on said buildings, tor's experse. The annount y may be applied by beneficiary in a ch order as beneficiary in a ch order as beneficiary in a ch order as beneficiary native amount to collected or the application or release shall t her under or invalidate any	waive any default notice. J2. Upon default by grantor in payment of any indebtedness s 12. Upon default by grantor in payment hereunder, time being hereby or in his performance of any adreement hereunder, time being essence with respect to such payment and/or performance, the beneficiar sence with respect to such payment and/or performance, the beneficiar declare all stame secured hereby immediately due and payable. In au declare all stame secured hereby immediately due and payable in the event the beneficiary at his election may proceed to foreclose this trust in equity as a morifage or direct the trustee to pursue any other r advertisement and sale, or may direct the trustee to pursue any have. In the beneficiary may have in the beneficiary may have in the beneficiary may have in the beneficiary.
15. To keep and other charges that may I fares, assessments and other charges that may not of such against said property before any part of such charges become past due or delinquent and pron charges become past due or delinquent is no ake is beneticiary; should the grantor fail to make income the providing beneticiary by direct payment or by providing beneticiary may, at its of make such payment, beneticiary may, at its of make such payment.	tares, assessments and before notify deliver receipts therefore anyon mt of any tares, assess- es pepable by grantor, either y with funds with which to stion, make payment thereol, e set, forth in the note secured in paragraphs 6 and 7 of this	the brinding scente and cause to be recorded in a variable to be added to be added to be added to be added by the added by
trust deed, without waiver of any rights arisin trust deed, without waiver of any rights arisin covenants hereof and for such payments, with i erty hereinbefore described, as well as the gr same extent that they are bound for the pay described, and all such payment shall be imme out notice, and the nonpayment thereof shall, a render all sums secured by this trust deed imm constitute a breach of this trust deed.	A from Diedui nitereit as aloresaid, the prop antor shall be bound to the ment of the obligation herein diate y due and payable with t the option of the beneficiary rediately due and payable arm of this trust including the box	entire amount due at the time of the chi so ther default that is can not then be due had no default occurred. Any other default that is can being curred may be curred by tendering the performance required un obligation or trust deed. In any case, in addition to curing the de obligation or trust deed. In any case, in addition to the beneficiary of defaults, the person electing the sure shall pay to the beneficiary and expenses actually incurred in subcorring the obligation of the tru together with trustees and attorney's tees not exceeding the amounts together with trustees and attorney is the or the date and at the t
of title search as with or in enforcing this obligate in connection with or in enforcing this obligate tess actually incurred. To appear in and defend any actio affect the security rights or powers of beneficiary of action or proceeding in which the beneficiary of any suit for the foreclosure of this deed, for cluding evidence of title and the beneficiary amount of atformey's tess mentioned in this peet	on af i fraites and n. or. proceeding, purporting f r truste; and in any sui r truste; may appear, includir oay ell costs and expenses, in or trustes's attorney's lees; th uragisph 7 in all cases shall b appeal from any judgment i	be postponed as provided by law then and shall sell the parcel or points one parcel or in separate parcels and shall sell the parcel or points one parcel or in separate parcels and shall sell the time of sale is and shall deliver to the purchaser its deed in form as required by law of shall deliver to the purchaser its deed in form as required by law of shall be roperty so sold, but without any covenant or warranty, exprese the property so sold, but without any covenant or warranty, exprese plied. The recitals in the deed of any matters of lact shall be concluse of the truthiuness thereot. Any person, excluding the trustee, but so it he grantor moders of sale to payment of (1) the express of the provided herei for the processes of sale to payment of (1) the express of the sale sole and the payment of (1) the express of the sale sole and the sale sole sole sole and the sale sole
decree of the tail adjudge reasonable as the pellate court shall adjudge reasonable as the ney's less on such appeal. It is mutually agreed that: 8. In the event that any porion or all under the right of eminent domain or condemn right, if it so elects, to require that all or any as compensation for such taking, which are in as compensation for such taking, which are in as compensation for such taking, which are in to pay all reasonable costs, expenses and all	of a id property shall be tak hation beneticiary shall have t y por ion at the monine payal excess of the amount requir orney a tes, necessarily paid all, bi paid out stremeys if	 cluding the compensation of interaction secured by the rust deed. (3) to at an obligation secured by the interest of the tunine minimum of the subsequent in the ender of the state minimum deed as their interests may appear in the ender of their private and deed as their interests may appear to be subvesse mathematical as the subvesse mathematical surplus. If an, to the grantor to be subvesse mathematical as the subvesse mathematical surplus, if an, to the grantor to be subvesse mathematical surplus. If an, to the grantor to be subvesse mathematical surplus, if an, to the grantor to be subvesse mathematical surplus and the subvesse mathematical successor of the subvesse mathematical successor functions of the subvesse mathematical successor functions and successor functions and successor functions and successor functions and successor functions are successed without conversance for the subvesse mathematical successor functions are successed without conversance for the subvesse mathematical successor functions and successor functions and successor functions are successor functions.
to pay all reasonable in such proceedings, sh incurred by grantor in any reasonable costs a applied by it first uppn appellate courts, necess both in the trial accordings, and the balance ficiary in such proceedings, and the balance secured hereby, and promets as whall be n	arily paid or incurred by ber	and substitution shall be made by written instrument executed by D

NOTE. The Trust Deed Act provides that the fruster hereunder must be either in attorney, who is an active member of the Oregon State Ear. a bank, trust company or savings and loan association authorized to do be sines under the lows of Gregon or the United States, a title insurance company authorized to insure line to real property of this state, its subsidiaries, affiliates, age its or branches, the United States or any agency thereof, or an escrow opent licensed under ORS 6%, 505 to 696,585.

18040 The grantor covenants and alrees 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 Leven it grantor is a network person) are for business are commercial proposer. This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and essigns. 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 terminine and the neuter, and the singular number includes the plural. IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year tirst above written. Esa 270 * IMPORTANT NOTICE: Delete, by lining out, which ever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiery 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. 1319, or equivalent. If compliance with the Act is not required, d sregard this notice. California STATE C'F GREGON, County of Alameda .) \$5. 15 1951 This instrument was reknowledged before me on ourgust Ernest Sarte by augus This instrument was acknowledged before me on bv BURLEAL SLAL My commission expires July 24, 1992 California MANY PUBLIC - CALIFORNI I ALAM EDA COLINIY Comm. Expires Joly 24, 1112 REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid 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 estisticit. 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 and must deed of parsuant to statute, to cancel an evidences of machicaness secured by said trust deed (which are achivered 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 said; Wail reconveyance and documents to i felizie Regis (1999 - 1999) - 1999 DATED: Beneficiary n de la fe ust be delivered to the trustee for concellation before reco and It is a se Do not lose or destroy this Trust Deed +18 THE NOTE which it see STATE OF OREGON, 55. TRUST DEED County ofKlamath...... I certily that the within instrument (FORM No. 881) was received for record on the 10 day TEVENS-NESS LAW PUS. CO.. PO Sept., 19.91., of at 1:41 o'clock .P.M., and recorded in book/reel/volume No. M91 on page 18039 or as fee/file/instru-SPACE RESERVED Grantes ment/microfilm/reception No._____34342 FOR RECORDER'S USE Record of Mortgages of said County. Witness my hand and seal of County affixed. Evelyn Biehn Co Clerk Baneficiary AFTER RECORDING RETURN TO Erskine DeLoe NAME TITLE 310 Market Street Klamath Falls, Oregon 47601 fee 13.00 By Qauline Muilender Deputy

