ORM No. 661 Olegon	ed in Astronomical Language	90 41 E UU 0 1 C		Val mal	Page .	17490
. 33984, <sub>(1,1,1,1</sub> ,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,		TRUST I	DEED			
34922	da.exe - I		Avio	net	. 19	91 , between
		30th d	ay of Aug	0.5.		
THIS TRUST DEE Michael B. Beeson and	d TerryDe∈ Be∈	eson, new				
	<del>ga a sa sa la c</del> onstanti di Sifindia, e c	化压力 化二氯基苯酚 水平				

Klamath County Title Company as Grantor, Klamath County Title Company
JOSEPHINE COUNTY TITLE EMPLOYIES PROFIT SHARING TRUST

as Beneficiary,

## WITNESSETH:

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

Parcel 1: Lot 8A of Block 5, Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lots 8B, 8C, 8D, 9A, 9B, 9C and 9D of Block 5, Railroad Addition to the City of Klamath Falls, Oregon, according Parcel 2: to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Rerecorded to correct due date.

together with all and singular the tenement, hereditaments and appurtenances and all other rights thereunto belonging or in anywise together with all and singular the tenement, hereditaments and appurtenances 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 SEVENTY FIVE THOUSAND AND NO/100 (\$75,000.00)

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 therein, not to commit or permit any waste of said property.

2. To complete or restore promptly and in good and workmanlive manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor, destroyed thereon, and pay when due all costs incurred therefor, the said code and the said property; if the beneficiary expresses timenomy statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for tiling same in the proper public office or offices, as well as the cost of all lien searches made py liling officers or searching agencies as may be deemed desirable by the beneficiary.

4. To provide and continuously maintain restored.

m executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for lining 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 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.

4. To provide and continuously maintain insurance on the buildings.

4. To provide and continuously maintain insurance on the buildings and mount not less than \$ To the provide pay I om time to time require, in an amount not less than \$ To the beneficiary, with less payable to the latter; all companies acceptable to the beneficiary, with less payable to the latter; all companies acceptable to the beneficiary, with less payable to the latter; all companies acceptable to the beneficiary, with less payable to the latter; all companies acceptable to the beneficiary and reason to procure any such insurance and to if the grantor fall fail for any reason to procure any such insurance and to if the grantor and policies to the beneficiary at least file end days prior of the expradeliver said policies of insurance mount or hereafter placed on said buildings, tion of any policies of insurance mount or hereafter placed on said buildings, tion of any policies of the beneficiary and resource pay indebtedness secured hereby and in sections and buildings, and the beneficiary may procure the same at grantor such perspect as beneficiary may determine, or at option of beneficiary the intra endead to make any default or notice of default hereunder or invalidate; any act done pursuant to such notice.

1. To keep any person to default hereunder or invalidate; any act done pursuant to such notice.

2. To keep said premises free from construction liens and to pay all taxes, assessments and other charges that may be level or assessed upon or taxes, assessments and other charg

It is mutually agreed that:

8. In the event that any portion or all of said property shall be taken the right of eminent domain or condenu ation, beneficiary shall have the right of eminent domain or condenu ation, 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 of the amount required as compensation for such taking, which are in excess of the amount required as compensation for in such proceedings, shall perfect paid to heneliciary and incurred by grantor in such proceedings, shall expenses and attorney's fees, applied by it first upon any resonable costs and expenses and attorney's fees, applied by it first upon any resonable costs and expenses and attorney's fees, and the balance applied upon the indebtedness ficiary in such proceedings, and the balance applied upon the indebtedness secured hereby; and grantor agrees, at its own expense, to take such actions secured hereby; and grantor agrees, at its own expense, to take such actions pensation, promptly upon beneficiary's request.

Pensation, promptly upon beneficiary is expensed and the note for ficiary, payment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyances, for cancellation), without affecting the liability of any person for the payment of the indebtedness, trustem my the liability of any person for the payment of the indebtedness, trustem my the liability of any person for the payment of the indebtedness, trustem my the liability of any person for the payment of the indebtedness, trustem my the liability of any person for the payment of the indebtedness, trustem my the liability of any person for the payment of the indebtedness, trustem my the liabi

granting any easement or creating any restriction thereon; 'c) join in any subordination or other agreement affecting this died or the lien or charge thereof; (d) reconvey, without warranty, all or any part of the property. The framework is any reconveyance may be described as the "person or persons feature in any reconveyance may be described as the "person or persons legally entitled thereto," and the recitals there no any matters or lasts shall legally entitled thereto, and the recitals there no any matters or lasts shall be conclusive proof of the truthfulness thereot. Truster's fees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any default by prantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without redard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said propriety or any part thereof, in its own names use or otherwise collect the rents; issues and profits, including those past due and unpuid, and apply the same, issues and profits, including those past due and unpuid, and apply the same, so the property of the same of the

ress upon any indebtedness secures nearly.

It is upon any indebtedness secures nearly.

It is upon and taking possession of said property.

It is upon and profits or the proceeds of tire and collection of such rents, issues and profits or any taking or damage of insurance policies or compensation or awards for any taking or damage or property, and the application or release theteof as alressand, shall not or waive any default on notice of default hereunder or invalidate any act pursuant to such notice.

waive any delault or notice of default hereunder or invalidate any act done pursuant to such notice.

12. Upon default by grantor in payment of any indebtedness secured hereby on his performance of any agreement hereunder, time being of the hereby in his performance of any agreement hereunder, time being of the essence with respect to such payment and/ore performance, the beneficiary may essence with respect to such payment and/ore performance, the beneficiary may declare all sums secured hereby immune proceed to foreclose this trust deed event the beneficiary at his election may proceed to foreclose this trust deed by advertisement and sale, or may direct the trustee to pursue any other right or the beneficiary elects to foreclose the trustee to pursue any other right or the beneficiary elects to foreclose by advertisement and sale, the beneficiary of the beneficiary elects to foreclose by advertisement and sale, the beneficiary and his election to sell the order of the second of the payment of the trustee shall execute and cause to be recorded his written notice of derivation and his election to sell the trustee that list the time and place of sale, given notice thereof as then require the trustee shall fix the time and place of sale, given notice thereof as then require the sale proceed to loreclose this trust deed notice thereof as then required to the sale of the default of the sale, and at any time of the secondary of the sale of the default occurred. Any other default has such position and the firm of the cure other than such position and the sale and expenses actually incurred in enforcing the obligation of the sale and the default of the performance of the sale and expenses actually incurred in enforcing the obligation of the trust deed. In default any a be cured on the sale and attorney a fees not exceeding the amounts provide of by law 14. Otherwise, the sale shall be held on the date and at th

together with trustee and attorney's less not exceeding the amounts provided by law. A. 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 place designated in the notice of sale or the time to which said sale may be postporned as provided by law. The trustee may sell said property either in one purcel or separate parcels and shall sell the varcel or parcels are auction to the highest bidder for cash, parable at the time of sale Crustee shall deliver to shall be purchaser its deed in form as required by tax conveying shall deliver to said, but without any covenant or werranty, extress or interpretable to said, but without any covenant of werranty, extress or including the trustee thereof. Any person, excluding the trustee, but including of the authitures thereof. Any person, excluding the trustee, but including the gravitor and beneficiary, may purchase at the sale, the sale trustee sells pursuant to the spokers, but including shall apply the proceeds of sale to payment of (1) and person of the extremes of sale, in the sale to payment of (2) to the obligation secured by the extremes of sale, alterney, (2) to the obligation secured by the condition of the interest of the trustee in the forms alterney and (4) that deed as their interests may appear in the order of this unwrite and (4) trust deed as their interests may appear in the order of this unwrite and (4) taxed surphur.

merplan, if any, no the granics or to his successive in interest entitled to such samples.

16. Beneficiary roas from terms to time account a successor or successor for any trustee manuel herein or to any successor trustee appointed herein or to any successor trustee appointed herein trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary which, when recorded in the mirfaule records of the country or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

17. Trustee accepts this trust when this deed, duly executed and acknowledged in made a public record as provided by law. Trustee is out acknowledged in made a public record as provided by law. Trustee is out obligated to notify are any hereto of prending sale under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a perty onless such action or proceeding is brought by trustee.

NOTE: The Trust Deed Act provides that the histee hereunder must be either on attainey, who is an active member of the Oregon State Bar, a bank, trust or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title or savings and loan association authorized to do business under the laws of Oregon or the United States, or an estrew agent I censed under OSS 690.305 to property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an estrew agent I censed under OSS 690.305 to

Witness my hand and seal of

Evelyn Biehn, County Clerk

By Pricene Medlendry Deputy

County affixed.

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 descrited real property and has a valid, unencumbered title thereto

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

Beneficiaries address: P.O. SOX 71, Grants Pass, Or 97526

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 bensiti 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 constraint 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 first above written.

	m. \hude	EL D
* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a not applicable; if warranty (a) is applicable and it e beneficiary is as such word is defined in the Truth-in-Lending act and Regulation beneficiary MUST comply with the Act and Regulation by making disclosures; for this purpose use Stevens-Ness Form No. 1319, or e	ion Z, the John John	Dec Becoir
STATE OF OREGON, Con  This instrument was  Michael B. Beesc  This instrument was  by  as  of	unty of Klamath sacknowledged before r on and TerryDee Bec sacknowledged before r My commission	ne on Aug 30111 , 1922 , 1932
	nly when abligations have been pa	
11. · · · · · · · · · · · · · · · · · ·	, Trustee	
The undersigned is the legal owner and holder of all trust deed have been fully paid and satisfied. You hereby a said trust deed or pursuant to statute, to cancel all evide herewith together with said trust deed) and to reconvey, with estate now held by you under the same. Mail reconveyance	are directed, on payment to nees of indebtedness secure thout warranty, to the part	d by said trust deed (which are delivered to you ties designated by the terms of said trust deed the
DATED:		
		Beneficiary
를 내용하다 하지 않아 많은 사람들 하지만 되지 않는 사람들이 되었다. 이 사람들이 되었다면 하는 것이 없는 사람들이 되었다면 하는데	Maria (Doga Geraldy)	
	es. Both must be delivered to the	trustee for cancellation before acconveyance will be made.
STATE OF OREGON, SS.  County of Klamath		
Filed for record at request of:	DE STAIN STAINS	STATE OF OREGON, County of Klamath I certify that the within instrume
on this 23rd day of Sept. A.D. 19 91		was received for record on the 30th de
o'clock A M. and d'hy recorded	(EXM)	of Aug. 19 91 at 2:20 o'clock M, and recorde
in Vol M91 of Mortgages Page 19106.	SP WINDESPONED	in book/reel/volume No. M91
Evelyn Biehn County Clerk  By Quelent Mulendow		nace 17440 or as fee/file/instr
By Charles Deputy.	Red THERE VSE	ment/microfilm/reception No.33984 Record of Mortgages of said County.

INDEXED

Fee, \$10.00

AECHITY OFFILMS THOSE EDSO

407 N.E. 6th ST. GRANTS PASS, OR 97526

(503) 479-9474