20293			V C 1	3
THIS TRUST D	EED, made this	20day of	October	, 19.91, between
DENNIS A. ZULLO, I	I and KATY L. ZULL	O. husband and wif	e	
C4 MOUNTAT	N TITLE COMPANY OF	KTAMATH COUNTY		as Trustee, and
NTILIAM H. BLOOM &	JEANNINE BLOOM,	TRUSTEES OF THE WI	ILIAM H. BLOOM F	AMILY TRUST

as Beneficiary, species - Chromosom - Shakethan Markethan - Shakethan WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property

Lot 7, Block 2, TRACT 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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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 **TWO THOUSAND FIVE HUNDRED AND NO / 100ths*

Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if

sold, conveyed, assigned or alienated by the grantor without lirst then, at the beneticiary's option, all obligations secured by this instituten, at the beneticiary's option, all obligations secured by this instituten, at the beneticiary's option, all obligations secured by this institutent, and the beneticiary's option, all obligations secured by this institutent of the property of 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 which may be constructed, damaged or manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs increalations, covenants, conditions and restrictions allecting said saments pursuant to the Uniform Commercial Code as the beneficiary require and to pay for illing same in the proper public office or ordices, well as the cost of all lien searchs made by illing officers or searching agencies as may be deemed desirable by the beneficiary. To provide and continuously maintain insurance on the buildings now or hereafter erected on the said premises against loss or damage by lire and such other hazards as the beneficiary, with loss payable to the latter; and amount not less than \$ 1001. appll.103016; in the feature of the said premises against loss or damage by lire and such other hazards as the beneficiary, with loss payable to the latter; all policies of insurance shail be delivered to the beneficiary as soon as insured; if the grantor shall lail for any reason to procure any such insurance and incompanies acceptable to the beneficiary with loss payable to the latter; all policies of insurances shall be delivered to the beneficiary as soon as insured; if the grantor shall lail for any reason to procure any such insurance and incompanies acceptable to the beneficiary as the such as a such as a

It is mutually agreed that:

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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, il 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 to pay all reasonable costs, expenses and attorney's lees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it lirst upon any reasonable costs and expenses and attorney sees, both 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 expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation, promptly upon beneficiary's request.

9. At any time and from time to time upon written request of beneficiary, payment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyances, for cascellation), without affecting 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

granting any easement or creating any restriction thereon: (c) join in any subordination or other agreement affecting this deed of the lien or charge thereoi; (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as all the property. The grantee in any reconveyance may be described as all property or persons legally entitled thereof; and the recitals sentined any matters or lacts shall be conclusive proof of the truthfulnent force. Trustee's lees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any default by grantel be not less than \$5.

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10. upon any default by grantel and the possession of said property or any part thereof on the adequacy of any security for since the property or any part thereof on the angle of the adequacy of any security for less costs an established the same, less costs and profits, insiding those past due and unpaid, and apply the same, less costs and profits, insiding those past due and unpaid, and apply the same, less costs and profits, or the proceeds of line and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

property, and the application or release thereof as aloresaid, shall not cure or waive any default 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 or in his performance of any agreement hereunder, time being of the essence with respect to such payment and/or performance, the beneficiary of the essence with respect to such payment and/or performance, the hereliciary of the essence with respect to such payment and/or performance, the hereliciary of the essence with respect to such payment and/or performance, the hereliciary of the essence with respect to such payment and/or performance, the hereliciary of the hereliciary at his election may proceed to foreclose this trust deed event the beneficiary as a mortigage or direct the trustee to foreclose this trust deed by advertisement and sale, or may direct the beneficiary may have. In the event of the beneficiary elects to tone cause to be recorded his written notice of default and his election section of the payment of the trustee shall exceed the said esscribed real property to satisty the obligation and his election whereupon the trustee shall lix the time and place of sale, give notice that of as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.735 to 86.795.

In the manner provided in ORS 86.735 to 86.795, when the sale, the grantor or any other person so privileged by ORS 86.735, when the sale, the grantor or any other person so privileged by ORS 86.735, when the default or defaults. It the default consists of a failure to pay, when the sale, the frantor or any other person so privileged by ORS 86.735, when the entire amount due at the time of the cure other than such that is capable of boiligation or trust deed. In any case, in addition on the trust deed to default she here of the cure shall pay the cure of the amounts provided together with trustee's and attorney's lees not exceeding the amounts provided

and expenses actually incurred in enforcing the obligation of the trust deed together with trustee's and attorney's lees not exceeding the amounts provided together with trustee's and attorney's lees not exceeding the amounts provided by law. J. 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 so provided by law. The trustee may sell said properly either in one parcel or in separate parcels and shall sell the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or pilled. The recitals in the deed of any matters of fact shall be conclusing proof of the truthfulness thereol. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

Sale when trustee sells pursuant to the power the trustee, but including the grantor and beneficiary, may purchase at the sale.

Sale when trustees the sale supervals and a reasonable charge by trustee's shall apply the proceeds of sale to pay and a reasonable charge by trustee's attorney, (2) to the obligated the secured by the trust deed, (3) to all person attorney, (2) to the obligated the supplus and the recorded lines and supplus the deed, (3) to all person attorney, (3) to the deed may appear in the order of their priority and (4) the surplus.

Sale Beneficiary may from time to time appoint a successor or successor successor trustee appointed hereurone. Sale has appointment, and without conveyance to the successor trustee has appointment, and without conveyance to the successor trustee has appointment, and without conveyance to the successor trustee has appointment, and without conveyance to the successor trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not obligated

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 or savings and laan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrew agent licensed under ORS 696.50S to 696.58S.