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THIS TRUST DEED, made this12day ofNovember	, 1991, between
LEONARD J. DORSEY and CAROLE M. DORSEY, MUSDAMA BAR	
as Grantor, MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY ****** ELLEN MARIE STEWART, MARIE LYON, NORA ELLEN HAWKINS, CHARLES V. SH	UCK and

DANIEL THOMAS MCAULIFFE, all as tenants in common WHIS FITTH TOWNSHIP 1276144,13441

as Beneficiary

WITNESSETH:

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

D A DOSESSE THE CHECKE D SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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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 connecnow or hereaster appertaining, and the rents, issues and profits thereof and all lixtures now of hereaster attached to discuss the said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of granter herein contained and payment of the **SIXTY FIVE THOUSAND 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

not sooner paid, to be due and payable per terms of note 19 the date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable.

not sooner paid, to be due and payable per terms of note

The date of maturity of the debt secured by this instrument is
becomes due and payable.

To protect the security of this trust deed, grantor agrees.

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 in good and workmanlike

2. To complete or restore prompth may be constructed, damaged or
destroyed thereon, and property and the said property in good and workmanlike
and the said property in good and workmanlike
destroyed thereon, and property publications, covenants, conditions and the said property; if the beneliciary so requests, to
join increasing said inancing statements pursuant to the Uniform Commer
of the said code as the beneliciary may require and to pay for lifting same in
the proper public office or offices, as well as the cost of all lien searches under
proper public office or offices, as well as the cost of all lien searches under
by filling ollicers or searching agencies as may be deemed destrable by fire
now or hereafter erected on the said premises against loss or damage by fire
and such other hasards as full insurable. Value written in
amount not less that of the Dereliciary, with loss payable to the latter; all
companies accurance shall be delivered to the beneliciary as soon as insured;
to little stantor shall lail for any reason to procure any such insurance and
deliver said policies to the beneliciary at least lilteen days prior to be
deliver said policies to the beneliciary as least lilteen days prior to be
deliver said policies to the beneliciary as least lilteen days prior to a such other
collected under any live or other the beneficiary with loss payable to the latter; all
deliver said policies to the beneficiary as least lilteen days prior to be
deliver said policies to the beneficiary and the said property of buildings,
the beneficiary may procure the same a property and the said and pro

It is mutually agreed that:

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, 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 so pay all reasonable costs, expenses and atterney's fees necessarily, paid or incurred by grantor in such proceedings, shall be paid to beneficiary and or incurred by a fees to take such actions to the payable to the payable

granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge throul; (d) reconvey, without warranty, all or any part of the property. The street in any reconveyance may be described as the "person or persons families in any reconveyance may be described as the "person or persons and the intended thereto," and the recitals therein of any matters or lacts shall be conclusive proof of the fruthfulness thereof. Trustee's fees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any delault by grantor 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 regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue or otherwise collect the rentiless costs and expenses of operation and collection, including those past due and unpaid, and reasonable attorney's lees 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 prolits, or the proceeds of tine and other insurance policies or compensation or awards or any taking or damage of the property, and the application or release thereof as aloresaid, shall not cure or pursuant to such notice.

12. Upon delault 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 at hereby immediately due and payable. In such any declare all sums secured hereby immediately due and payable. In such any existence with respect to such payment and/or performance, the beneficiary or may direct the trustee to processe this trust deed by in equity as a morrised or may direct the trustee to pursue any other right o

surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

16. Beneticiary may from time to time appoint a successor or successor so any trustee named herein or of one successor trustee the proposition of the successor 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, and substitution shall be made by written instrument executed by beneficiary of the successor trustee. The most large records of the county or counties in 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 acknowledged is made public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, 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 attorney, who is an active member of the Oregon State Bar, a bank, trust company or society and loan association authorized to do business under the laws of Oregon or the United States, a fille 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 escrow agent licensed under ORS 696,505 to 696,585.

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OF OPECON: C	OUNTY OF KLAMATH: ss.	
STATE OF OREGON.	OUNTY OF REGISTRATION CO. the 15	th day
Ellad for record at reque	est of Mountain Title co. the LS A.D., 19 91 at 3:01 o'clock P.M., and duly recorded in Vol. Deeds on Page 24009 County Clerk	,
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EXHIBIT A LEGAL DESCRIPTION

The N 1/2 of the NE 1/4 of Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM:

A tract of land in the Northwest quarter of the Northeast quarter of Section 11. Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of said Section 11, thence South 0 degrees 11' 50" West along the East line of the NE 1/4 NE 1/4 of Section 11, 1290.96 feet to the North right of way line of the Klamath County road known as Rebeck Road; thence North 89 degrees 55' 25" West along the North right of way line of said road 1437.47 feet to the true point of beginning of this description; thence continuing North 89 degrees 55' 25" West along said North line 400.0 feet; thence North 17 degrees 51' 25" West 300.0 feet; thence South 89 degrees 55' 25" East 400.0 feet; thence South 17 degrees 51' 25" East 300.0 feet to the true point of beginning of this description, situated in Klamath County, Oregon. All bearings based on Oregon Coordinate System - South Zone Grid.

ALSO EXCEPTING:

A tract of land in the Northwest quarter of the Northeast quarter of Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of said Section 11, thence South 0 degrees 11' 50" West along the East line of the Northeast quarter of the Northeast quarter of said Section 11, 1290.96 feet to the North right of way line of the Klamath County road known as Rebeck Road; thence North 89 degrees 55' 25" West along the North right of way line of said road 1437.47 feet to the true point of beginning of this description; thence North 17 degrees 51' 25" West 300.00 feet; thence South 89 degrees 55' 25" East 200.00 feet; thence South 17 degrees 51' 25" East 300.00 feet to the Northerly right of way line of said county road; thence North 89 degrees 55' 25" West along said line 200.00 feet to the true point of beginning of this description, situated in Klamath County, Oregon. All bearings based on Oregon Coordinate System - South Zone Grid.

ALSO EXCEPTING THEREFROM a parcel in the NE 1/4 of the NE 1/4 of Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the line common to Sections 11 and 12, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and 417 feet South of Section corner common to Sections 1, 2, 11 and 12 of the above named township and range; thence 356 feet West; thence 300 feet South; thence 356 feet East; thence 300 feet North to the point of beginning. ALSO a 60 foot road right of way from county road to above described tract, the center line of which is located as follows:

Beginning at a point in the center of a county road right of way, 326 feet West from the Southeast corner of the Northeast quarter of the Northeast quarter of Section 11, Township 41 South, Range 12 East of the Willamette Meridian; thence 603 feet North at which point said center line intersects South boundary of above described tract.

ALSO EXCEPTING THEREFROM the East 296 feet of the South 603 feet of the NE 1/4 NE 1/4 of Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion lying within the County Road right of way.

(end of legal description)