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

County, Oregon, described as:
Lots 4A, 4B, 5A, 5B, 6A and 6B, Block 2, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Crasuan e

CODE 1 MAP 3809-3388 TL 1000

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

(33,000.00)

Dollars, with interest thereon according to the terms of a promissory mote of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereot, it not sooner paid, to be due and payable at maturity of note

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. In the event the within described property, or any part thereot, or any interest therein is sold, agreed to be becomes due and payable. In the event the within described property, or any part thereot, or any interest therein is sold, agreed to be becomes due and payable. In the event the within described property, or any part thereot, or any interest therein is sold, agreed to be becomes due and payable.

To protect the security of this trust dead to the property of the security of this trust dead.

sold, conveyed, assigned or alienated by the grantor without first he then, at the beneticiary's option, all obligations secured by this instruction, and 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. To complete or restore prohibin may be constructed, damaged or destroyed thereon, and property and the said property in good and workmanlike manner any building or improvement may be constructed, damaged or destroyed thereon, and pitch all laws, ordinances, regulations, covenants, conditions and estrictions affecting said property; if the beneficiary so requests, to join in creating such linearing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for illing 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 lite now or hereafter-reacted on the said premises against loss or damage by lite now or hereafter-reacted on the said premises against loss or damage by lite and such other heards as the INSTITUDICE VALIUE with loss payable to the latter; all companies acceptable had be delivered to the beneticiary with loss payable to the latter; all companies acceptables that be delivered to the beneticiary with loss payable to the latter; all companies acceptables and the chall provide the said policies to the beneficiary with loss payable to the latter; all companies acceptables are the same at grantor's expense. The beneficiary way be released to grant state different and the challenge of the said policies of the beneficiary and the said policies to the beneficiary and proverty herein collected under any inceptate and the said policies of a option 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, beneticiary shall have the right, it it so elects, to require that all or any portion of the monies payable right, it it so elects, to require that all or any portion of the monies payable rosp and reasonable costs, expenses and attorney's fees necessarily paid or to pay all reasonable costs, expenses and attorney's lees, necessarily paid or incurred by grantor in such proceedings, shall be paid to beneticiary and appellate courts, necessarily paid or incurred by beneticiary 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 beneticiary'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 cancellation), without allecting 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 allecting this deed or 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 the "person or persons legally entitled thereto," and the recitals therein of any matters or lacts shall be conclusive proof of the truthfulness thereof. Trustee's lees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any default 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 army part thereof, in its own name sue or otherwise collect the rents, issues and expenses of operation and collection, including reasonable attorney's lees upon any indebtedness secured hereby, and in such order as beneficiary may determine, upon and taking possession of said property, the collection of such rents, issues 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 aloresaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done have to a his externance of any adversament hereunder, time beind of the beauty of the best of the best

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 sesence with respect to such paymen and of the paymen and agreement hereunder, time being of the sesence with respect to such paymen any proceed to foreclose this trust deed event the beneficiary at his election may proceed to foreclose this trust deed event the beneficiary at his election may proceed to foreclose this trust deed by in equity as a mortgage or direct the trustee to loreclose this trust deed by advertisement and sale, or may direct the trustee to loreclose this trust deed by advertisement and sale, or may direct the trustee to pursue any other right or the beneficiary elects to foreclose by advertisement and sale, the heneficiary or the beneficiary elects to foreclose by advertisement and his election to sell the said described real property to satisty the obligation and his election to sell the said described real property to satisty the obligation and his election to sell the said described real property to satisty the obligation of the provided in RS 86.735 to 86.795.

In the manner provided in RS 86.735 to 86.795.

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In the manner provided in the secondard loreclosure by advertisement and sale, the grantor or any there person so privileged by ORS 86.735, may cure the default or default? If the default consists of a failure to pay, when due, sums secured by the trust eds, the default may be cured by paying the sum secured may be cured by tendering the performance required under the being cured may be cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing the default of the trust deed in any case, in addition to curing the default of the trust deed together with trustee's and attorney's lees not exceeding the amounts provided by law. 14. Otherwise, th

together with trustees and attorney's tees not exceeding the amounts provided by law. 14. 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 as provided by law. The trustee may sell said property 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. Trustes 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 implied. The recitals in the deed of any matters of fact shall be conclusive proof of the truthfulness thereol. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including the compensation of the trustee and a reasonable charge by trustee statorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust deed as their interests may appear in the order of their priority and (4) the surplus, if any, to the grantor or to his successor in interest entitled to such sors to any trustee pages the sale of the compensation of sors to any trustee pages the sale of the surplus.

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

16. Beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed here under. Upon such appointment, and without conveyance to the successor trustee, the latter shall be maded with all title, powers and duties conferred trustee, the latter shall be maded by written instrument executed by beneficiary, and substitution shall be maded by written instrument executed by beneficiary, and substitution shall be mortfage records of the country or countries 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 is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of 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 thall be a party unless such action or proceeding in 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, trust company or 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 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.

ally seized in fee simple of said described real property and	
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nd that he will warrant and forever defend the same again	nst all persons whomsoever.
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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, tamily 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.	
personal representatives, successors and assigns. The term beneticiary te- secured hereby, whether or not named as a beneticiary herein. In const tender includes the teminine and the neuter, and the singular number in	roung this doed and whenever the context so requires, the discourse
IN WITNESS WHEREOF, said grantor has hereun	to 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	fing toller wfow to
as such word is defined in the Truth-in-Lending Act and Regulation Z, the	King ARYKUR Nontgomercy
disclesures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.	OHA Montgomery Rucking
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