30000		V U	THE COURT
THIS TRUST DEED, made th	is <u>24 7H</u> day of DENNY J. BETSCH.	TANUALY,	19 <u>92</u> , between , as Granter(s),
A STATE OF THE PARTY OF THE PAR	as Trustee, and	KLAMATH COUNTY	, as beneficiary,
FURE PRODUCT	STIUSCO, CHE	eeftu.	

WITNESSETH:

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

Lot 10, Block 106, less portion to State Hwy, Buena Vista Addition to the City of Klamath Falls, Oregon according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R3809-032BB-05300-000

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belenging 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 the said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of ( $\frac{3.480.00}{}$ ). This loan shall be interest-free (0%) and shall be due and payable in full upon sale or transfer, for any reason, of the subject property. The full amount of this note is due until July 1, 1993. After July 1, 1993 this note shall be reduced at a rate of 20% of the total each year over the next five (5) years and will be deemed fully satisfied July 1, 1998.

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.
- 2. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property.

It is mutually agreed that:

- 3. 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 to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary.
- 4. 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 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

The grantor covenants and agrees to and with the beneficiary and those claiming under trustee. 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 granter warrants that the proceeds of the loan represented by the above described note and this trust deed are for improvement of dwelling heating system on described

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, propertu. legatees, devicees, adminisrators, executors, personal representatives, successors and assigns. The terms beneficiary shall mean the holder and owner, including pledges, or 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 feminine and the neuter, and the singular number includes the plural.

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TRUST DEED  (FORM No. 88)  Stevens-Ness Law Pub. Co. Portland, Ore. BENNY J. BETSCH  802 CALIFORNIA  KLAMATH FALLS, OR 97601  Grantor(s)  KLAMATH COUNTY  Beneficiary  Return: Pure Project 403 Pine Klamath Falls, Or. 97601  STATE Of CREGON, County of Klamath I cartify that the within instrument was received for record on the 28th of Jna., 49 92, at 9:26  Jna., 49 92, at 9:26  of Jna., 49 92, at 9:26  or as fee/file/instrument/microfilm/ reception No. M92 on page 1767  or as fee/file/instrument/microfilm/ reception No. 40305  Record of Mortgages of said County Witness my hand and seal of County affixed.  Evelyn Biehn, County Clerk Name  Title	The undersigned is the legal owner a rust deed. All sums secured by said trereby are directed, on payment to you rust deed or pursuant to statute, to carust deed (which are delivered to you econvey, without warranty, to the pastate now held by you under the same.	nd holder rust deed l of any su incel all e i herewith rties design Mail rec	of all inchese been ansowing vidences together gnated by conveyance ATED:	to you unde of indebted; r with said i the terms ( ce and docum	r the terms ness secured trust deed) of said trust nents to	of said I by said and to t deed the
TRUST DEED  (FORM No. 68)  Stevens-Ness Law Pub. Co. Portland, Ore. BENNY J. BETSCH  802 CALIFORNIA KLAMATH FALLS, OR 97601  Grantor(s)  KLAMATH COUNTY  Beneficiary  Return: Pure Project 403 Pine Klamath Falls, Or. 97601  STATE OF CREGON, County of Klamath I cartify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for record on the 28th  I martify that the within instrument was received for received for received for received for partification was received for received for partification was received for part	The undersigned is the legal owner a rust deed. All sums secured by said trereby are directed, on payment to you rust deed or pursuant to statute, to carust deed (which are delivered to you econvey, without warranty, to the particle now held by you under the same.	nd holder rust deed l of any su ncel all e herewith rties desig Mail rec De	of all inchese been ansowing vidences together gnated by conveyance ATED:	to you unde of indebted; r with said i the terms ( ce and docum	r the terms ness secured trust deed) of said trust nents to	of said I by said and to t deed the
Stevens-Ness Law Pub. Co. Portland, Ore.  BENNY J. BETSCH  802 CALIFORNIA  KLAMATH FALLS, OR 97601  Grantor(s)  KLAMATH COUNTY  Beneficiary  Beneficiary  Return: Pure Project 403 Pine Klamath Falls, Or. 97601  Return: Pure Project 403 Pine Klamath Falls, Or. 97601  Resort of Lamath Falls, County Clerk  Name  Title	The undersigned is the legal owner a rust deed. All sums secured by said trereby are directed, on payment to you rust deed or pursuant to statute, to carust deed (which are delivered to you econvey, without warranty, to the partiate now held by you under the same.	nd holder rust deed l of any su incel all e herewith rties desig Mail rec Di	of all incheve been amsowing vidences a together gnated by conveyant ATED:	to you unde of indebted; r with said i the terms ( ce and docum	r the terms ness secured trust deed) of said trust nents to	of said I by said and to t deed the
Stevens-Ness Law Pub. Co. Portland, Ore.  BENNY J. BETSCH  802 CALIFORNIA  KLAMATH FALLS, OR 97601  Grantor(s)  KLAMATH COUNTY  Beneficiary  Beneficiary  Return: Pure Project 403 Pine Klamath Falls, Or. 97601  Results and recorded in book/r  County affixed.  Evelyn Biehn. County Clerk  Name  Title	The undersigned is the legal owner a rust deed. All sums secured by said trereby are directed, on payment to you rust deed or pursuant to statute, to carust deed (which are delivered to you econvey, without warranty, to the pastate now held by you under the same.  To not lose or destroy this Trust Deed CR The concellation before reconveyance will be	nd holder rust deed l of any su incel all e herewith rties desig Mail rec Di	of all incheve been amsowing vidences a together gnated by conveyant ATED:	to you under of indebted; r with said is the terms (ce and document.)	r the terms ness secured rust deed) of said trust nents to	of said I by said and to t deed the
Stevens-Ness Law Pub. Co. Portland, Cre.  BENNY J. BETSCH  802 CALIFORNIA  KLAMATH FALLS, OR 97601  Grantor(s)  KLAMATH COUNTY  Beneficiary  Return: Pure Project 403 Pine Klamath Falls, Or. 97601  Return: Pure Project 403 Pine Klamath Falls, Or. 97601  Reserved for record on the 28th Jna., 49 92 at 9:26  Jna., 49 92 at 9:26  Jna., 49 92 at 9:26  Letter AM., and recorded in book/r  volume No. M92 on page 1767  or as fee/file/instrument/microfilm/ reception No. 40305  Record of Mortgages of said County Hitness my hand and seal of County affixed. Evelyn Biehn. County Clerk Name  Title	The undersigned is the legal owner a rust deed. All sums secured by said treeby are directed, on payment to you rust deed or pursuant to statute, to carust deed (which are delivered to you econvey, without warranty, to the partial now held by you under the same.  The one consecutive of the conveyance will be transcent to the partial trust of t	nd holder rust deed l of any su incel all e herewith rties desig Mail rec Di	of all incheve been amsowing vidences a together gnated by conveyant ATED:	to you under of indebted; r with said is the terms (ce and documents). Both must state of CREGO	r the terms ness secured rust deed) of said trust nents to	of said I by said and to t deed the
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