		mercen	6th day of	March	, 19.92 , between
THI	S TRUST I				
C4		Klama	th County Title Company	npany	, as Trustee, and
as Grantor,		Moto	r Investment Compan	У	
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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 9 of Villa Saint Clair, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, excepting the East 20 feet of Lot 9.

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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

sum of Eighteen thousand two hundred twenty six and 42/100 ---

note of even date herewith, payable to beneficiary or order and made by granter, the final payment of principal and interest hereof, if

becomes due and payable. It is sold, conveyed, assigned or alienated by the grantor without tirst then, at the beneficiary's option, all obligations secured by this instru 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 thereon, not to commit or permit any waste of said property.

2. To complete or restore promptly may be constructed, damaged or destroyed thereon, and pay all laws, ordinances, regulations, covenants, conditions and permits of the said property; if the beneficiary so requests, to bim for the continuous altecting said property; if the beneficiary so requests, to bim in executing such linearing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for liling same in the proper public office or offices, as well as the cost of all line searches make by filing officers or searching agencies as may be deemed desirable by liting officers or searching agencies as may be deemed desirable by liting officers or searching agencies as may be deemed desirable by the proper public office or offices, as well as the cost of all line searches make by filing officers or searching agencies as may be deemed desirable by liting officers or searching agencies as may be deemed desirable by liting officers or searching agencies as may be deemed desirable by liting officers or searching agencies as may be deemed desirable by liting and officers or the same and the cost of a search as a linear pay from the liting and liting and liting and liting and

It is mutually agreed that:

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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 research of the amount required to pay all reasonable costs, expenses and atterney's lees necessarily paid or incurred by granter in such proceedings, shall be paid to beneficiary and incurred by the proceedings, and the paid to beneficiary applied by it lirst upon any reasonable costs and expenses and atterney's lees, 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 granter agrees, et its own expense, to take such actions and execute such instruments as shall be mecessary 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 less and presentation of this deed and the note for endorsement (in case of full reconveyances, for cancellation), without altering 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 thereol; (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 thereol. Trustee's fees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any detault 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 thereol, in its own name sue or otherwise collect the rents, issues and expenses of operation and collection, including reasonable attorney's fees upon any indebtedness secured hereby, and in such order as beneficiary may determine, upon and taking possession of said property, the collection of such rerts, issues and profits, or the proceeds of lire 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 by grantor in payment of any indebtedness secured hereof as dorresaid, shall not cure or waive any default by grantor in payment of any indebtedness secured hereof as dorresaid, shall not cure or waive any default by grantor in payment of any indebtedness secured hereof as dorresaid, shall not cure or waive any default by grantor in payment of any indebtedness secured hereof as the property, and the application or release thereof as aforesaid, shall not cure or waive any default by grantor in payment of any indebtedness secured hereof as the contract of the payment of any indebtedness secured hereof as the contract of the contract of the contract of the contract of th

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 payment and/or performance, the heneliciary may declare all sums secured hereby any proceed to foreclose this trust deed event the beneliciary at his election may proceed to foreclose this trust deed in equity as a morigage or direct the trustee to foreclose this trust deed by advertisement and sale, or may direct the trustee to pursue any other right or advertisement and sale, or may direct the trustee to pursue any other right or the beneliciary elects to foreclose by advertisement and sale, the heneliciary or the beneliciary elects to foreclose by advertisement and sale, the heneliciary or the beneliciary elects to foreclose by advertisement and lake the heneliciary or the beneliciary elects to foreclose by advertisement and his election to sell the said described real property to satisfy the obligation and his election to sell the said described real property to satisfy the obligation of the health of the property of the pr

together with trustee's and attorney's less 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 are suction 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 implied. The recitals in the deed of any matters of fact shall be conclusive profiled. The recitals in the deed of any matters of fact shall be conclusive, 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's attorney, (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 frantor or to his successor in interest entitled to such surplus.

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

16. Beneliciary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed here-sors to any trustee appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred trustee, the latter shall be vested with all title, powers and substitution shall be made by written instrument executed by beneliciary, and substitution shall be mediable written instrument executed by beneliciary, which, when recorded in the mortfage records of the county or countries in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee, 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 needed and 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 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 property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an excrow agent licensed under ORS 696.503 to

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 described real property and has a valid, unencumbered title thereto

and that he will warrant and torever 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:

(a)* primarily for granter's personal, family or household purposes (see Important Notice below),

(b) tor an organisation, or (even if granter is a natural person) are for business or commercial purposes. This deed applies to, inures to the benefit 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 piedgee, of 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 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. * IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the baneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice. STATE OF OREGON, County of KAMAII This instrument was acknowledged before me on MARCH 6, 1992, LORENA P. LARSON This instrument was acknowledged before me on OFFICIAL SEAL
THOUSAS A. MOORE
NATARY PUBLIC OREGON
CONTAUSION NO. 00001697
MY COMMUSION EXTIRES NOV. 23, 1994 Notary Public for Oregon REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. Trusteo The undersigned is the legal owner and holder of all indebtedness secured by the torogoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the torms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to kries **18**kriespieres (166 Jaz jama) Anter (18a f. 16a francista) DATED: Beneticiary Do not lote or destroy this Years Dood OR THE NOTE which it secures. Both must be delivered to the trustee for contellation before reconveyance will be made. STATE OF OREGON, · S5. oliga yok County of ____Klamath____ TRUST DEED pps grants. I certify that the within instrument (FORM No. 881) was received for record on the fith day STEVENS HESS LAW PUB. CO., PORTLAND, GRE. Lorena P. Larson SPACE RESERVED Grantos FOR Motor Investment Company Record of Mortgages of said County. RECORDER'S USE County affixed. Beneticiary Evelyn Biehn, County Clerk AFTER RECORDING RETURN TO Motor Investment Company By Queline Multinder Deputy

PO: Box 309 Klamath Falls, OR 97601 of March ,19 92., at 2:55 o'clock P.M., and recorded in book/reel/volume No. M92. on page 4697 or as fee/file/instrument/microfilm/reception No. 41863, Witness my hand and seal of

Fee \$15.00