FORM No. 881—Orogon Trust Deed Series—TRUST DEED	#**********************************	DEAL PERMIT SASTE ORGITATION OF THE PARTY OF THE PROPERTY OF T	
NE 42460	TRUST DEED	ValmaaPa	10e 5869 ^{(f}
THIS TRUST DEED, made JENNIE MARIE BROWN	······································	March	., 19.92, between
as Grantor, ASPEN TITLE & ESCRO	and the second of the second o	AND WIFE	, as Trustee, and
as Beneficiary,	WITNESSETH:		,
Grantor irrevocably grants, ba inKIAMATHCou	rgains, sells and conveys to tr	ustee in trust, with power o	f sale, the property
			* * * * * * * * * * * * * * * * * * * *

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 connec-

ing the material annual opening and properties of the same

The North One-Half of Tract 28, FAIR ACRES First Addition in the

OR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the ---EIGHTEEN THOUSAND AND NO/100sum of ...

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

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 thereof, or any interest therein is sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or herein, shall become immediately due and payable.

County of Klamath, State of Oregon

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 and in good and workmallike manner and building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor.

3. To comply with all laws, ordinances, regulations, covenants, conditions and extrictions altesting said property; if the beneficiary so requests, to join in executing such linancing 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 lien searches made by filing officers or searching agencies as may be deemed desirable by the beneficiary.

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, beneliciary shall have the right, if it is o 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 beneliciary and applied by it first upon any reasonable costs and expenses and attorney'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 that the proceedings are such as the such actions and except and frantor agrees, at its own expense, to take such actions and except and frantor agrees, at its own expense, to take such actions and except and frantor agrees, at its own expense, to take such actions and except and frantor agrees, at its own expense, to take such actions and except and frantor agrees, at its own expense, to take such actions and except and frantor agrees, at its own expense, to take such actions and except and frantor agrees, at its own expense, to take such actions and except and frantor agrees, at its own expense, to take such actions and except and frantor agrees, at its own expense, to take such actions and except and frantor agrees, at its own expense, to take such actions and except and frantor agrees, at its own expense, to take such actions and except and frantor agrees, at its own expense, to take such actions and except and the such actions and except and the such actions are all takes and the content and the action and actions and actions and actions and actions and actions and except and actions actions and actions and actions and actions and actions and except and actions and except and actions and actions

granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or person legally entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereoi. Trustee's fees 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 or any part thereol, in its own name sue or otherwise collect the enam, issues and profits, including these past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees 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 profits, or the proceeds of tire 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 pursuant to such notice.

12. Upon default by grantor in payment of any indebtedness secured hereby immediately due and unpaid and property, and the application or release thereof as aloresaid, shall not cure or waive any default and its election may proceed to foreclose this trust deed in equity as a mortiage or direct the trustee to pursue any other right or remedy, either at law or in equity, which the beneficiary may have. In the event the beneficiary at his election may proceed to foreclose this frust deed in e

together with trustee's and attorney's fees 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 pareel or in separate pareels and shall sell the parcel or parcels at a said to the highest bidder for eath, payable at the time of sale. Trustee the law of the property of the prop

surplus, it any, to the grantor or to his successor in interest entitled to sucn surplus.

16. Beneticiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment, and without prepare to the successor trustee, the latter shall be vested with all title, powering to the successor trustee, the latter shall be rested with all title, powering to the pointment upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by hereiciary; which, when recorded in the mortgage records of the country or counties in which the property is situated, shall be conclusive provi 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 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 attarney, who is an active member of the Oregon State Bar, a bank, trust company 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 to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an excrow agent licensed under ORS 696.505 to 696.585.

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in tee 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.

and by the shows described note and this trust deed are:

The grantor warrants that the proceeds of the loan represented by (a)* primarily for grantor's personal, family or household purpose (a)* primarily for grantor's person if grantor is a natural person)	of (see Important Notice below), see for hysiness or commercial purposes.
This deed applies to, inures to the benefit of and binds all partices of the benefit of any successors and assigns. The term beneficiary successors and assigns. The term beneficiary successors and assigns the term benefit and benefit	es hereto, their heirs, legatees, devisees, administrators, executors, thall mean the holder and owner, including pledgee, of the contract ruing this deed and whenever the context so requires, the masculine cludes the plural.
gender includes the teminine and the neuter, and the singular number in IN WITNESS WHEREOF, said grantor has hereunt	O Set his hand the day and
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* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is	James Moule Mouse
not applicable; it warranty (a) is applicable; Act and Regulation Z, the	Jennie Marie Brown
cs such word is defined in the Truin-in-Lending of underlying required beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent of compliance with the Act is not required, disregard this notice.	
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with the second	
STATE OF OREGON County of	Klamath Sarch 19, 1992, ledged before me on March 19, 1992,
This instrument was acknow	ledged before me on flores.
Tennie Marie Brown	ledged before me on
This instrument was acknow	leaged Delote Me on
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	Warlene Motery Jublic for Oregon My commission expires 3-22-93
10 To	Notary Hublic for Oregon
6, 10, 10, 10	and aminosion expires 3-22-93
	WY COMMISSION CAPITOS
PEOLISET FOR FUL	L RECONVEYANCE
To be used only when ob	oligations have been paid.
TO:, Trustee	
The undersigned is the legal owner and holder of all indebteds trust deed have been fully paid and satisfied. You hereby are direct said trust deed or pursuant to statute, to cancel all evidences of it herewith together with said trust deed) and to reconvey, without wan	ness secured by the toregoing trust deed. All sums secured by said ed, on payment to you of any sums owing to you under the terms of indebtedness secured by said trust deed (which are delivered to you reanty, to the parties designated by the terms of said trust deed the uments to
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DATED: , 19	The second for the second of t
	Beneficiary
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On the MATE which is accures. Both II	oust be delivered to the trustee for cancellation before reconveyance will be made.
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	STATE OF OREGON, }s
TRUST DEED	Klamath
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Grantor	Sang of as ree/life/like.
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Beneliciary AFTER RECORDING RETURN TO ASPEN TITLE & ESCROW, INC. 525 Main Street Klamath Falls, OR

L,) £ 1 12ment/microfilm/reception Record of Mortgages of said County. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk By Dousline Mullinder Doputy