FORM No

and

PHS and MARY ANNA NAPIER, husband and wife	·
JEJAPH 77002 LA	
	as Trustee.
	 , ,

WILLIAM D. McBAIN and SUSAN J. McBAIN

WITNESSETH:

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

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ાતા. ૧૯૦૦ ટાક કે છે કહ્યું કે બહાવી પ રેખેલમાં ફેલ્યા પ્રિકેશ કોઈ સ્લેશ્કેલ્ક જોઇએ કેલ્લામ કર

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or herealter 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

THIRTY THOUSAND AND NO / 100ths***

sold, conveyed, assigned or alienated by the grantor without first then, at the beneficiary's option, all obligations secured by this instr therein, 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 in good and workmanlike destroyed thereon, and pay when due all costs incurred therefor.

J. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions alfecting said property; if the beneficiary so requests, to join in executing such inancing 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 by illing officers or searching agencies as may be deemed desirable by the beneficiary with loss payable to the buildings.

4. To provide and continuously maintain insurance on the buildings may continue the said premises against loss or damage by lire and such other hazards and continuously maintain insurance on the buildings and such other hazards at 10tt. 2011 LC2DLE.

4. To provide and continuously maintain insurance on the buildings and such other hazards at 10tt. 2011 LC2DLE.

In the grantor shall fail for any reason to procure any such insurance and to deliver said policies to the beneficiary with loss payable to the latter; all policies of insurance shall be delivered to the beneficiary as soon as insured; if the grantor shall fail for any reason to procure any such insurance and to deliver said policies to the beneficiary with loss payable to the latter; all policies to the beneficiary as procure any such insurance and to deliver said policies to the beneficiary as the said procure of the expiration of any policy of insurance now or hereafter placed on said buildings, the beneficiary may procure the sam

It is mutually agreed that:

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8. 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, it 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 tees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneliciary and applied by it lirst upon any reasonable costs and expenses and attorney's tees, both in the trial and appellate courts, necessarily paid or incurred by beneliciary 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 moessary in obtaining such compensation, promptly upon beneliciary's request.

9. At any time and from time to time upon written request of beneficiary, payment of its fees and presentiation of this deed and the note for endorsement (in case of full reconveyances, for cancellation), without altecting 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 m

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 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 adequey of any security of 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 rents, issues and profits, including those past due and umpaid, and apply the same, less costs and expenses of operation and collection, including 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 profits, or the proceeds of fire 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 or in his performance of any agreement hereunder, time being of the sessence with respect to such payment and/or performance, the beneficiary may declare all sums secured hereby immediately due and payable. In such and the beneficiary at his election may proceed to foreclose this stude ded in equity as a mortgage or direct the trustee to foreclose this study dedicated and salection to sell the said described read prop

together with trustee's and attorney's lees 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. 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 lact shall be conclusive proof of the truthfulness thereof. 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 storney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the rustee and a deced as their interests may appear in the order of their process and (4) the surplus. It any, to the grantor or to his successor in interest entitled to such surplus.

surplus. If 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 hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conierred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneliciary, which, when recorded in the mortfage records of the county or counties 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 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 savings 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 excrow agent licensed under ORS 676.505 to 676.505.

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and that he will warrant and forever defend the same against all persons whomsoever.

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, family 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.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors,

This doesd applies to, immers to the board. The storm bassificiary shall reason the holder and downer, inconstructing and experimentary, successoring as a baseliciary has insent the holder and downer, and the massifier includes the terminian and the nestee, and the singular market includes the terminian and the nestee, and the singular market includes the terminian and the nestee, and the singular market includes the terminian and the nestee, and the singular market includes the terminian and the nestee, and the singular market includes the terminian and the nestee, and the singular market includes the terminian and the nestee, and the singular market includes and the singular market	FORTART NOTICE: Delete, by fining out, whitheren werenty (e) er light properties of the properties of	der includes the teminine and the to-		- 11
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MTC NO. 27164-NM

EXHIBIT A LEGAL DESCRIPTION

A tract of land in Township 35 South, Range 7 East of the Willamette Meridian;

Section 9: The North 360 feet of the East 1/2 of Government Lot 8, EXCEPTING THEREFROM the North 30 feet.

Section 10: The North 360 feet of Government Lot 2, EXCEPTING THEREFROM the North 30 feet, ALSO EXCEPTING THEREFROM that portion lying East of the Williamson River.

STATE	OF	OREGON:	COUNTY	OF KL	AMATH:	SS.
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Filed 1	for record at requ	est of Mou	ntain Title Co. the 26th	day
of	March	A.D., 19 _	92 at 10:52 o'clock A.M., and duly recorded in Vol. 192	,
		of	Mortgages on Page 6271.	
			Evelyn Biehn . County Clerk	
FEE	\$20.00		By Qarley Mullenolly	