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	do this 27th	day of		March, 1	9.92, between
THIS TRUST DEED	ON and KATHLEEN H	INTON, husband	and wife,		as Trustee, and
as Grantor, WILLIAM L. ESTATE OF EVELYN	SISEMORE SILVERS MILLER &	ke EVELYN VIRO	GINIA MILLER	, deceased,	as Trustee,
		2.235		ali ili ar proporti ili. Paggaga ali abbanta ili ili.	

as Beneficiary,

WITNESSETH: Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property inKlamath......County, Oregon, described as: with this way to the e y proceeding their sections of

More particularly described on Exhibit 1 attached hereto,

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.

with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the of the one Hundred Thousand, and 00/100 ----

Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if

To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain said property in good condition
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 eny waste of said property.
2. To complete or restore promptly and in good and workmanlike
manner any building or improvement which may be constructed, damaged or
destroyed thereon, and pay when due all costs incurred therefor,
destroyed thereon, and pay when due all costs incurred therefor,
tions and restrictions affecting said property: if the brettierary so requests, to
itims and rescriptions affecting said property: if the brettierary so requests, to
call Code as: the beneficiary may require and to pay for tilling 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.

join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for filing 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 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.

4. To provide and continuously maintain insurance on the buildings and on the hazards at the beneficiary may from tinge to time require, and such other hazards at the beneficiary may from tinge to time require, in an amount not less than BULL TISSURABLE. Walle..., written in companies acceptable to the beneficiary may from tinge to time require, in opposition of insurance shall be delivered to the beneficiary with the spayable to the latter; all policies of insurance shall be delivered to the beneficiary as soon as insurance of it is for any policy of insurance now on hereafter placed on said buildings, tion of any policy of insurance now on hereafter placed on said buildings, too of any policy of insurance now on hereafter placed on said buildings, too of any policy of insurance now or hereafter placed on said buildings, too of any policy of insurance now or hereafter placed on said buildings, to the beneficiary may procure the same at grantor's expense. The amount of the beneficiary procure the same at grantor's expense. The amount of the beneficiary and preference hereby and in such order as beneficiary and perfect in the process of the such as a part of the deliverance or invalidate any not cure or waive any detault or notice of default hereunder or invalidate any set done pursuant to ender the such as a part of the payments and other charges that may be levied or assessed upon or taxes, assessments and other charges that may be levied or assessed upon or charges become past due or delimquent and promptly district or the payment of such taxe

pellate court shall adjudge reasonable as the genericiary's or trustees afterney's fees on such appeal.

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, beneliciary shall have the
right, it is oelects, to require that all or any portion of the monies payable
as compensation for such taking, what are in excess of the amount required
to pay all reasonable costs, expenses and attorney's lees necessarily paid or
to pay all reasonable costs, expenses and etcorney's lees necessarily paid or
incurred by grantor in such proceedings, shall be paid to beneficiary and
incurred by grantor in such proceedings, shall be paid to mourted by benefociary in such proceedings, and expenses and attorney's fees,
both in the trial and appellate courted south such conceedings,
secured hereby; and grantor agrees, at the own expense, to take such actions
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 beneficiary's request.

At any time and from time to time upon written request of beneliciary, payment of its fees and presentation of this deed and the note for
endorsement (in case of tult reconveyances, for cancellation), without affecting
the liability of any person for the payment of the indebtedness, trustee may
the liability of any person for the payment of the indebtedness, trustee may
the liability of any person for the payment of tail 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 grantee in any reconveyance may be described as the "person or persons it is considered in the paragraph of the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustee's tees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any detault by granter 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 thereof, in its own at due and unpaid, and apply the same type or any part thereof, in its own at due and unpaid, and apply the same liesary may determine.

11. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of lire and other insurance policies or compensation or release thereof as aloresaid, shall not cure or waive any default or notice of default hereunder or invalidate any act dor waive any default by grantor in payment of any indebtedness secured to the pursuant to such notice.

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 untion to the highest bidder for cash, payable at the time of sale. Trustee nuclion 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 nesters of fact shall be conclusive proof piled. The recitals in the deed of any matters of fact shall be conclusive proof of the truthfulness thereol. Any person, recluding 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 truste and a reasonable charge by trusted stattorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the trust deed, (3) to all persons their interests may appear in the order of their priority and (4) the surplus.

16. Beneliciary may from time to time appoint a successor or successor to any trustee named herein or to any successor trustee appointed here-

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

16. Beneficiary may from time to time appoint a successor or successor to any trustee named herein or to any successor trustee appointed necessor to any trustee appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties confered upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, which, when recorded in the mortgage 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 acknowledged 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.

attorney, who is an active member of the Oregon State Bar, a bank, trust company egon or the United States, a title insurance company authorized to insure title to real total or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585. The Trust Deed Act provides that the trustee hereunder must be either an atta-ings and loan association authorized to do business under the laws of Oregon by of this state, its subsidiaries, affiliates, agents or branches, the United States

	to and with the beneficiary and those claiming under him, that of real property and has a valid, unencumbered title thereto	he is law-
- covenents and agrees	to and with the beneficiary and those claiming ed real property and has a valid, unencumbered title thereto	A company of the company
The grantor coverage of said describe	d real property and has a valley	
fully seized in ice simple of	소문 사람들이 살고 하고 가는 사람들이 가는 이 가수가 불편하는 하는데 이 점점이 이 글을 때가 모든 모든 때문에	

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

(b) for an organization, or vivide the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, This deed and whenever the context so requires, the masculine and representatives, successors and assigns. The term beneficiary shall mean the holder and whenever the context so requires, the masculine and representatives, successors and assigns. The term beneficiary shall mean the holder and whenever the context so requires, the masculine and representatives, successors and assigns. pe se ge

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ANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is subter if warranty (a) is applicable and the beneficiary is a creditor (subter if warranty (a) is applicable and the beneficiary is a creditor (2, the line) in the Truth-in-Lending Act and Regulation Z, the	in the
este; if want in the Truth-in-Lending Act and Regulation	Kathleen Hinton
MUST comply with the Act and Regulation by Indiana.	Kaluteen manage
s; for this purpose use Stevens-Ness round in the purpose use Stevens-Ness round this notice.	
CIRCLE WITH THE CONTROL OF THE CONTR	
	Klamath ss.)ss. 37,19.92, wiedged before me on March 37,19.92, Kathleen Hinton, husband and wife. 19
STATE OF OREGON, County of	wladfed before me on March
This instrument was acknow	Kathleen Hinton, husband and 19, wledged before me on
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OF BUSHINGS OF BUSHINGS	My commission expires 9-20-95
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A portion of Tract 49 of MERRILL TRACTS, in Section 11, Township 41 South, Range 10 E. W. M., in the County of Klamath, State of Oragon, described as

Commencing at the Northwest corner of said Tract 49 (which point is also on the Southerly line of Front Street); thence South along the West line of said Tract 49 a distance of 330 feet to the Southwest corner of said Tract 49; thence East along the South line of said Tract a distance of 264 feet, more or less, to the Southeast corner of said Tract 49; thence North along the East line of said Tract a distance of 170 feet; thence West at right angles a distance of 140 feet; thence North at right angles a distance of 160 feet, more or less, to the North line of said Tract 49 a distance of 124 feet, more or less, to the point of beginning.

Along the North 20 feet of vacated Water Street adjacent to the South line of the above-described parcel.

PARCEL 2:

The St of the Easterly 2/3 (230 feet 4-2/3 inches) of Tract 38 of MERRILL TRACTS, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the Westerly 125.00 feet of the S½ of the Easterly 2/3 (230.39 feet) of Tract 38, MERRILL TRACTS, in the County of Klamath, State

ALSO SAVING ANDEXCEPTING THEREFROM portion conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded in Book 281 at page 325, Deed Records of Klamath County, Oregon.

CODE 14 MAP 4110-2DC TL 4200 CODE 14 MAP 4110-11AA TL 1300

STATE OF OREGON: COUNTY OF KLAMATH:

TOGETHER WITH a 1981 PARKWAY MOBILE HOME, Title No. 9015066730, Vehicle Identification No. 6605.

EXHIBIT 1

Filed fo	or record at requ March	A.D., 19 92 at 3:56 o'clock P.M., and duly recorded in Vol. M92	day
FEE	\$20.00	of Mortgages on Page 6410 Evelyn Biehn County Clerk By Queller Mulender	