TOWN No. (1) - Oregon Trust Deed Series-TRUST DEED.		PYRIGHT (708 BIEVENSINGER
° 43456	TRUST DEED	Vol.mg 2 Page 7756 @
THIS TRUST DEED, made this	ST day of	Vol.mg 2 Page 7756 M
DEDEN TITLE + ESCRO	w	", as Trustee, and
ACIFIC SERVICE CORPURATION,	A NEVADA COLAURA	mow,
as Beneficiary, Grantor irrevocably grants, bargains, KLANATH County, O	WITNESSETH: sells and conveys to trustee preson, described as:	e in trust, with power of sale, the property
PARCER 23 BLUCK 111 , KLAMATH	FALLS FOREST ESTAS	rot, Hay 66, Unit 4
KLAMATH COLUTY, DRETTION	egis of the second of the seco	v kantona o Konson

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 lixtures now or hereafter attached to or used in connection with said real estate. now or hereatter appertaining, and the rents, issues and profits thereof and all lixtures now or hereatter 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 True I HTM (Thub) TWE HIMDSEED I NOTICE Deliars with interest thereof

note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereol, if not sooner paid, to be due and payable

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

sold, conveyed, assigned or alienated by the grantor without lirst the then, at the beneficiary's option, all obligations secured by this instruction, and the beneficiary's option, all obligations secured by this instruction, and the pair of the tenue inmediately due and payable.

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

1. To protect, preserve and maintain said property in good condition and repair not to remove or denotish any building or improvement thereon; not to commit or permit any waste of said property.

To complete or restore prohibit may be constructed, damaged or destroyed thereon on with all laws, ordinances, regulations, covenants, conditions and restrictions allecting said property; if the beneficiary so requests, to ionin executing such linancing 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 coat of all lien searches made by illing officers or searching agencies as may be deemed desirable by the proper public office or offices, as well as the coat of all lien searches made by illing officers or searching agencies as may be deemed desirable by the proper public office or offices, as well as the coat of all lien searches made by illing afficers or searching agencies as may be deemed desirable by the proper public office or offices, as well as the coat of all lien searches made by illing afficers or searching agencies as may be deemed desirable by the proper public office or offices, as well as the coat of all liens searches made by illing afficers or searching agencies as may for the form to the require, in any default creditions and property agencies or insurance search and the coat of a search and a search a

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, beneficiary shall have the right, if it is elects, to require that all or any portion of the monies payable as compensation for such taking, which are it sees the amount required to pay all tensonable costs, expense and attorney's fees necessarily paid or incurred by grantor in such proceedings and attorney's less necessarily paid to beneficiary and applied by it first upon any reasonable costs and expenses and attorney's less, 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 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.

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 allecting 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 thereof; (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. Trusfee's lees for any of the services mentioned in this prongraph 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 thereof, in this manne sue or otherwise collect the rents, issues and profits, including tensor 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 lire and other insurance policies or compensation or release thereof as aforesaid, 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 his neglecomance of any satement hereunder. time beind of the hereby or his neglecomance of any satement hereunder.

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 essence with respect to such payment and/or performance, the beneficiary may declare all sums secured hereby immediately due and payable. In such an declare all sums secured hereby immediately due and payable. In such an event the beneficiary at his election may proceed to foreclose this trust deed event the beneficiary at his election may proceed to foreclose this trust deed of a control of the secure of the sec

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 properly either he notice of the provided by law. The trustee may sell said properly either in one parcel or in separate parcels and shall sell the parcel or parcels at in one parcel or in separate parcels and shall sell the parcel or parcels at suction to the highest bidder for eash, payable at the time of sale. Trustee shall deliver to the purchaser its deed norm as required by law conveying shall deliver to the purchaser its deed of any more and or warranty, express or implied. The recitals in the deed of any more than the sale be conclusive proof of the truthfulness thereof. Any parchase at the sale.

Is When trustee sell pursuant to the powers provided herein, trustee shall apply the proceeds of all to payment of (1) the expenses of sale, in-cluding the compensation of the trustee and a reasonable charge by trustee's altorney, (2) to the abilitation secured by the first deed, (3) to all persons altorney, (2) to the abilitation secured by the first deed, (3) to all persons thaving recorded lient subsequent to the interest of the trustee in the trust deed as their interest may appear in the order of their priceity and (4) the surplus. If any, to the grantor 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 appointment or to any successor trustee appointment and without conveyance to the successor trustee. the latter shall be made by a substitution shall be made by written instrument executed by beneliciary, and substitution shall be made by written instrument executed by beneliciary, and substitution shall be made by written instrument executed by beneliciary of the successor trustees of the terror of the successor trustees the successor trustees of the successor trustees

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 title insurance company authorized to insure title to real property of this state, its subsidiaries, offiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.505.

By Quelene & Willender Deputy

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 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 if grantor is a natural person) are for business or commercial purposes.

with the corner to him there

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 pledgee, 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 beneficiary 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. (If the signer of the above is a corporation, use the form of acknowledgement opposite.) STATE OF COLOUR CAUPORNIA STATE OF OREGON. County of Riverside This instrument was acknowledged before me on This instrument was acknowledged before me on Notary Public for Oregon (SEAL) My commission aspires: 10/26/93 My commission expires: OFFICIAL SEA!
ROSAN D. CLARK
Notary Public-Call ornic
RIVERSIDE COUNTY
My Commission Scoling
October 26, 1993 REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. The undersigned is the legal owner and holder of all indebtedness secured by the foregoing 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 terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to Do not lose or destroy this Trust Bood OR THE NOTE which it secures. Both must be delivered to the trustee for concellation before reconveyance will be TRUST DEED

(FORM No. 881)

STEVENSINESS LAW DUB. CO., PORTLAND. ORE. STATE OF OREGON. County ofKlamath..... I certify that the within instrument was received for record on the ...14thday April ,19 92 at 11:01 o'clock A M., and recorded in book/reel/volume No. M92 on SPACE RESERVED page or as tee/file/instru-FOR FRUICE CORPORATION ment/microfilm/reception No...43456., RECORDER'S USE Record of Mortgages of said County. LAT VESIN NV 89117 Witness my hand and seal of County affixed. AFTER RECORDING RETURN TO. PACIFIC STRUCE CAPORATION 2001 & FRAMILLO & 204 LM VERM NV 89119 Evelyn Biehn, County Clerk