by its Entirety

тс	THIS	<i>TRU</i> RODU	ST DE	ED, n	nade this , a Ca	lst liforn	ia co	iay ol	rati	Februa on	ıry	, 19	92,	between
			•••••											,
as (Grantor,	ΔΝΝ	ra ru ra ru	AIN	TITLE	COMPAN	YOF	Kla ER	math and	DONNA	CECELIA	OLSON	s Trus	<i>stee, and</i> Tenar

as Beneficiary,

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 62 Block 14, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, as recorded in Klamath County, Oregon.

Assessor's Parcel #3711-028B0-01200

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or herealter appetraining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection of the state of t

tion with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of One Thousand, Eight Hundred and No/100-----

note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if , 19 97 March

not sooner paid, to be due and payable March , 19 97 .

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.

The above described real property is not currently used for agricultural, timber or grazing purposes.

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

I 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 petmit any waste of said property.

I 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.

J To comply with all laws, ordinances, regulations, covenants, conditions and restrictions allecting said property; il 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 filing 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.

3. To comply with all laws, ordinances, regulations, covenants, contions and restrictions altecting said property; it the beneliciary so requests, to join in executing such linancing statements pursuant to the limits as the property of the property before any part of such faters, assessments and other charges that may be levid or assessed upon or against said property before any part of such faters, assessments and other charges that may be levid or assessed upon or against said property before any part of such faters, assessments and other charges that may be levid or assessed upon or against said property before any part of such faters, assessments and other charges payable by granter, either that the property before any part of such faters, assessments and other charges payable by granter, either that the property of the property o

(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) poin 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 thereof; (d) reconvey, without warranty, all or any part of the property restriction any reconveyance may be described on the property restriction of any new part of the property restriction of any new part of the property restriction of the property 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 persons by agent or by a receiver to be sponsible of the property of the property of the adequacy of any security for restriction of the property of the property of any part thereof, in its own name succonstant of the property of any part thereof, in its own name succonstant profits in cluding those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's less upon any indebtedness secured hereby, and in such order a beneficiary may determine.

11. The entering upon and taking possession of said property, the collection of such rents, issues and prolits, 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 true 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, the beneficiary may declare or notice of default hereunder or invalidate any act done the entire of the property of the said described the s

the manner provided in ORS 88.735 to 86.795.

13. After the trustee has commenced foreclosure by advertisement and sale, and at any time prior to 5 days before the date the trustee conducts the sale, the grantor or any other person so privileged by ORS 80.753, may cure the default or defaults. If the default consists of a failure to pay, when due, sums secured by the trust deed, the default may be cured by paxing the entire amount due at the time of the cure other than such portion as would not then be due had no default occurred. Any other default that is capable of being cured my be cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing the default or defaults, the person effecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed together with trustees and attorney's lees not exceeding the amounts provided by law.

14. Otherwise, the sale shall be held on the date and at the times.

togetner with trustee's and attorney's tees 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 the sale of the time to which said sale may be postponed as provided by the sale of the sale said property either in one parche higher to marcels and shall sell the parcel or parcels at an about deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or watranty, 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 granter 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'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 grantor or to his successor in interest entitled to such surplus.

surplus. If any, to the guidence of the appoint a successor of successors to any trustee named herein or to any successor trustee appointed herein detection of the appointed herein under the successor trustee, the latter shall be vested with all title, powers and duties conterred upon any trustee herein named or appointed hereinder. 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 countries 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 acknowledded 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, benediciary or trustee shall be a party unless such action or proceeding is brought by trustee.

NOTS. The Taust 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 strainings 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 extraw agent licensed under ORS 696.505 to 676.585.

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, lamily 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.

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 leminine 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.

neue STATE OF CALIFORNIA) ss. COUNTY OF SANTA CLARA) ss. February 1, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared HOWARD PHILIP MARKS, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President, and KATHLEEN EMERY MARKS, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instru-

ment as the Secretary of the Corporation that executed the within instrument and acknowledged to me that such

WITNESS my hand and official seal.

Margas ilma Notary Public

corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors. OFFICIAL SEAL VILMA G. CHANGRAS NOTARY PUBLIC - CALIFORNIA SANTA CLARA COUNTY My Comm. Expires April 16, 1993

TOWLE PRODUCTS, INC., a California corporation ____ MARKS, President.

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO:

. , Trustee

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

DATED: ...

Beneticiary

STATE OF OREGON,

County affixed.

De not lase or destrey this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made

TRUST DEED (FORM No. 681-1)

Towle Products, Inc.

Grantor

Patricia Ann Tift, Donna Cecelia Olson and Kathleen Marie Buller

Beneficiary

AFTER RECORDING RETURN TO Tift, K. Buller & D. Olson 6326 E. Silaxo Clovis,CA 93612

SPACE RESERVED FOR RECORDER'S USE

County ofKlamath......} I certify that the within instrument was received for record on the 20thday of, 19. 92 at 9:15 o'clock A.M., and recorded in book/reel/volume No. M92 on page 10922 or as fee/file/instru-

ment/microfilm/reception No...45113., Record of Mortgages of said County. Witness my hand and seal of

.....Evelyn.Biehn,...County...Clerk...

By Quilling Millen atta Deputy