^{NE} 45801	Deed Series—TRUST DEED.	TRUST DEED	Vol.ma	2 Page 12312 ®
				, 19 92, between
DONALD L. PAT as Grantor, ASPE HIGHLAND COMM	E AND MARY L. PAT N TITLE & ESCROW. UNITY FEDERAL CRE	E INC. EDIT UNION		as Trustee, and
Grantor irre	County	WITNESSETH: ins, sells and conveys to tr , Oregon, described as: G PINES, in the Count		power of sale, the property
Lot 3, Block	County	ins, sells and conveys to tr , Oregon, described as:		

now or hereafter appertaining, and the rents, issues and profits ther rice and seal estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the

TWENTY THREE THOUSAND and NO/100----(\$23,000.00) 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, it

herein, shall become immediately due and payable.

becomes due and payable. It is to then, at the beneliciary's option, all obligations secured by this instrust then, at the beneliciary's option, all obligations secured by this instrust then, at the beneliciary's option, all obligations secured by this instrust then, at the beneliciary's option, all obligations secured by this instrust then, at the beneliciary of the security of this trust deed, grantor agrees:

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

1. To protect, preserve and maintain said property in dood condition and repair; not to remove or demolish any building or improvement thereon; and repair in the tender of the conditions and repair to perform maintain and property and in good and workmanlike and to commit or permit any waste of said property; if the beneliciary or requests to tions and restrictions allecting said property; if the beneliciary or requests to tions and restrictions allecting said property; if the beneliciary or requests to tions and restrictions allecting said property; if the beneliciary or requests to tions and restrictions allecting said property; if the 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 lifting officers or searching agencies as may be deemed desirable by the beneliciary or provide and continuously maintain insurance on the buildings.

4. To provide and continuously maintain insurance on the buildings and such other less than \$ Full I INSUITABLE. Value, written and such other less than \$ Full I INSUITABLE. Value, written and records acceptable to the beneliciary, with loss payable to main sinsured; the search of a such provides of insurance shall be delivered to the beneliciary with insurance and to it the grantor shall fail for any reason to provide any policy of insurance included to the beneliciary with insurance and to it the fannor shall fail for any policy of insurance included to the beneliciary with the search any

It is mutually agreed that:

Solution of all of said property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right of eminent domain or condemnation, beneficiary shall have the right, it it so elects, to require that all or any portion of the monies payable rate of the said property of the monies payable as compensation for such taking, which are in excess of the amount required as compensation for such taking, which are in excess of the amount required as compensation for such taking, which are in excessarily paid or incurred by property of the proceedings, shall peak paid to heneliciary and plied by it first upon any resonable 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 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.

P. At any time and from time to time upon written request of beneficiary, payment of its lees and presentation of this deed and the note in endorsement (in case of full reconveyances, for cancellation), without allecting 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 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 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 the indebtedness, trustee may the liability of any person for the payment of the indebtedness.

granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lieu or charge thereof; (d) reconvey, without warranty, all or any part of the poperty. The grantee in any reconveyance may be described as the property. The grantee in any reconveyance may be described as the property. The grantee in any reconveyance may be described as the property. The grantee in any reconveyance may be described as the property. 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 crecive to be appointed by a court, and without regard to the adequoy of any security for the indebtedness hereby secured, enter upon and takknossession of said property or any part thereol, in its own name suc or otherwise collect the rents, issues and prolits, including those past due and otherwise collect the rents, issues and prolits, including those past due and otherwise collect on the same, issues and prolits, including those past due and otherwise collect on such order as beneficiary may determine.

11. The entering upon and taking possession of said property, the collection of such tents, issues and prolits, or the proceeds of fire and other insurance policies or compensation of waveds for any taking or damage of the insurance policies or compensation of release thereol as aloresaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant of such notice.

12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any proceed to invalidate any act done pursuant deformed to the beneficiary at his efection may proceed to invalidate any act done event the beneficiary at his efection way proceed to foreclose this trust deed in equity as a mortage or direct the trustee to foreclose this trust deed in equity as a mortage or direct the trustee to foreclose this

and expenses actually incurred in enforcing the obligation of the trust deed 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 arcel or parcels at auction to the highest bidder lor 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 covernant law 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 covernant late shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the granter and beneficiary, may purchase 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 such by the trust deed, (3) to all persons attorney, (2) to the obligation set the interest of the trustee in the trust deed as their interests may appear in the order of their process the surplus.

16. Beneficiary may from time to time appoint a successor or successors in trustee harpointment, and without conveyance to the surplus of the surplus and (4) the expense of sale appointment, and without conveyance to the successor during the property is situated, shall be conclusive proof of proper appointment, and without conveyance to the country or counties in which the property is situated, shall be conclusive proof of proper appointment of the surcessor trustee.

17. Trustee accepts this trust when this deed, duly executed and obligated to notily any party hereto of pending sale under any other deed for trust or of any action or proceeding in which grantor, beneficiary or t

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 laan association authorized to do business under the laws of Oregon or the United States, a little 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 escrow 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 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 it grantor is a natural person) are for business or commercial purposes.

This deed applies to, inures to the benefi personal representatives, successors and assigns, secured hereby, whether or not named as a bene gender includes the teminine and the neuter, and	The term beneliciary sha liciary herein. In constru	all mean the holder and ow ing this deed and whenever	ner, including pledgee, of the contract	ct
IN WITNESS WHEREOF, said	grantor has hereunto	set his hand the day a	nd year first above written.	
* IMPORTANT NOTICE: Delete, by lining out, whichever not applicable; if warranty (a) is applicable and the las such word is defined in the Truth-in-Lending Act beneficiary MUST comply with the Act and Regulative disclosures; for this purpose use Stevens-Ness Form If compliance with the Act is not required, disregard to	beneficiary is a creditor and Regulation Z, the on by making required o. 1319, or equivalent.	DONALD L. PATE MARY L. OPATE	Rate	
This instruction by DONA This instruction by DONA This instruction by DONA as	ument was acknowled LD L. PATE AND M ument was acknowled	Iged before me on)ss. 6-5 ,19.92	
	· · · · · · · · · · · · · · · · · · ·	Caroli	Notary Public for Orego	n
	My	commission expires	2 11 1	
	REQUEST FOR FULL RE	CONVEYANCE		
	To be used only when obligati			
<i>TO</i> :	, Trustee			
The undersigned is the legal owner and he trust deed have been fully paid and satisfied. Ye said trust deed or pursuant to statute, to cance herewith together with said trust deed) and to reestate now held by you under the same. Mail re	ou hereby are directed, on the contract of indebest of indebest on the convey, without warrant	on payment to you of any tedness secured by said tr y, to the parties designate	sums owing to you under the terms o ust deed (which are delivered to yo nd by the terms of said trust deed th	of ou
DATED:	, 19	·····		
		В	eneficiary	
Do not lose or destroy this Trust Deed OR THE NOTE	which it secures. Both must be	delivered to the trustee for cance	lation before reconveyance will be made.	
TRUST DEED (FORM No. 881) STEVENS.NESS LAW PUB. CO., PORTLAND, ORE.		Coun I c was reco of	or or record on the 5th day June ,19 9 1 o'clock P. M., and recorded	y 2,
Grantor	SPACE RESE FOR RECORDER'S	page	/reel/volume No. M92 or 2312 or as fee/file/instrustrustrofilm/reception No. 45801	!-

Fee \$15.00

Beneficiary

AFTER RECORDING RETURN TO

ate

Record of Mortgages of said County.

Evelyn Biehn, County Clerk.

By Queline Mulendel Deputy

County affixed.

Witness my hand and seal of