THIS TRUST DEED, made this		MIC # 3	7950 KEOILD	192 Page 1	5099
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WINTFRED HELEN HAWKINS					
AUGUST H. ZIPOFFMANN & ANTIA D	NY OF KI	AMATH COUNT	v	******************************	
August H. Zirmermann & Aniia D.	ZIMMERN	MAN, or the	survivor there	of.	i rustee, a
		******		, а	s Beneficia
Grantor irrevocably grams, bargain	re sells on	TINESSETH.	reston in during a sist		
Louriy, O	regon, des	cribed as:			e property
SEE EXHIBIT A WHICH IS M	ade a pa	rt hereof e	y this referen	CE	
18 - 19 : 10 - 19 : 10 : 10 : 10 : 10 : 10 : 10 : 10 :					
요요. 이 관련 김 사람은 경기를 받아 있다.					
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together with all and singular the tene nents, here or hereafter appertaining, and the rema, lisses an	ditaments st	nd appurtenances	and all other rights th	sereunto belonging or	in anywise n
the property.		1114 511 (1815	es now or hereafter a	ttached to of used in o	connection w
FOR THE PURPOSE OF SECURING P. **TWENTY FOUR THOUSAND	ERFORMAI PTVP HIBI	NCE of each agre	ement of grantor here	in contained and payn	ent of the s
	36 F F F F F		to a second second		
note of even date herewith, payable to beneficia. not sooner paid, to be due and payable DEL Te:	ry or order a	and made by gra	tto, the final paymen	ccording to the terms of it of principal and int	ot a promisso erest hereo!,
The date of maturity of the dold secured t	her this impa	.19			
soid, conveyed, assisted or alienated he the sound	or michanic C	proposity, or any	part thereof, or any	interest therein is sold	i, agreed to .
become immediately due and payable.		and the pectro	e of the maturity dat	or approval of the be tes expressed therein,	neliciary, the or herein, sh
To protect the security of this trust deed, go	property in a	trad mondidian			
provement thereon; not to commit or permit any	waste of the	property.	s repair; not to remo	ove or demolish any b	uilding or in
2. To complete or restore promptly and in damaged or destroyed thereon, and pay when due	all costs inc	urred therefor.	any building or impr	ovement which may l	be construct
3. To comply with all laws, ordinances, region requests, to join in executing such tinnering state pay for tiling same in the proper public office.	ulations, cov atements pul	enants, condition rsuant to the Uni	and restrictions affection Commercial Cod	ting the property; if a	the beneficia
idencies as may be deemed desirable by the hone	Firiary	o wen as the cos	or all tien searches	made by tiling officer	s or searchi
4. To provide and continuously maintain damage by fire and such other hazards as the beswritten in companies acceptable to the beneficiar	insurance o neticiary ma	n the buildings : y from time to ti	ow or herealter erec me require, in an anno	ted on the property	ggainst loss
liciary as soon as insured; if the granto shall feil i	for any runen	payanne to the la	ter; all policies of inst	stance shall be delivere	ed to the ben
cure the same at grantor's expense. The anyount of	allected surf	ional discovery of f	ereaiter placed on the	buildings, the benefic	riary may pr
or eny part thereof, may be released to grantor. S	uch ennlicat	ry may determine	or at option of benefit	iciary the entire amous	nt so collecte
inder or invalidate any act done pursuant to such	notice.	- Car of Terenae and	I not cure or wayve a	ny detauit or notice o.	f detault her
3. To keep the property free from constru	ction liens: a	and to now all to	on oncomments		_
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5. To keep the property free from constru assessed upon or against the property before any promptly deliver receipts therefor to beneficiary; iens or other chartes payable by granty wither his	should the	nd to pay all tain taxes, assessment to ma	te payment of any tax	become past due or o es, assessments, insura	lelinquent a: nce premiun
5. To keep the property free from constru- assessed upon or against the property before any promptly deliver receipts therefor to beneficiary; iens or other charges payable by grant in, either be ment, beneficiary may, at its option, make payin ecured hereby, together with the oblications does becured hereby, together with the oblications does	should the g y direct pays ent thereof,	nd to pay all tan't taxes, assessment frantor fail to man ment or by provide amount of the taxes of taxes o	is and other charges to payment of any tax ing beneticiary with a so paid, with interest	become past due or o es, assessments, insura- funds with which to m it at the rate set fort	lelinquent a nce premiun ake such pa h in the no
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5. To keep the property free from construscessed upon or against the property before any promptly deliver receipts therefor to beneficiary; iens or other charges payable by grant or, either beneficiary may, at its option, make payment, beneficiary may, at its option, make payment debt secured by this trust deed, without waiver with interest as aforesaid, the property hereimbet bound for the payment of the obligation hereim did the nonpayment thereof shall, at the option of halle and constitute a breach of this trust deed. 6. To pay all costs, fees and expenses of the rustee incurred in connection with or in enforcing. 7. To appear in and defend any action or present in this payment of the payment of	should the g y direct pay, rent thereof, ribed in part of any right ore described, elescribed, and I the benetic is trust inclu- g this obliga- oroceeding ru- beneficiary of title and H	nd to pay all tain taxes, assessment framtor fail to ma ment or by provie and the amount agraphs 6 and 7 of a serising from brit, as well as the dall such payme liary, render all siding the cost of the serising and trustee's upporting to affect may also be beneficiary's of the series of the series as a series and trustee and the series are series and the series an	is end other charges to payment of any tax ling beneficiary with a so paid, with interes of this trust deed, shall ach of any of the coverantor, shall be boun atts shall be boun atts shall be immediate and secured by this trustella search as well as and attorney's fees a to the security rights oppear, including any strustee's attorney's	become past due or of es, assessments, insura- funds with which to mit at the rate set lort Il be ndded to and becoments hereof and for s d to the same extent ely due and peyable w rust deed immediately the other costs and e- ctually incurred. or powers of beneficia unit for the foreclosure fees; the amount of s	lelinguent an nice premium he in the no some a part ouch paymen that they a vithout notic due and pa xpenses of the iry or truste e of this dee attorney's fe
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December 20, 1990, in Volume 190, page 25281, Microfilm Records of Klamath County, Oregon in favor of John E. Mozingo and Lucia A. Mozingo, as tenants by the entirety, as Beneficiary

and that the grantor will warrant and iterest defend the same against all persons whomsoever.

The grantor warrants that the pioceals 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, incres to the k-nelit of and birds all parties bereto, 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 k-eneficiary herein.

In constraing this mortgage, it is understood that the nortgagor or mortgagor may be more than one person; that if the context so requires, the singular shall be taken to make and include the plural, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals. IN WITNESS WHEREO,?, the grantor has executed this instrument the day and year first above written.

and the fel a de * IMPORTANT NOTICE: Delete, by lining au , whithever warranty (cf) 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 requirement. distingures; for this purpose use Stevens-lives form No. 1319, or equivalent. STATE OF OREGON, County of ...

sy lining as, whichever warranty (of or (b) is is applicable and the beneficiary is a creditor	WINIFRED H	ELEN HAWKINS	5	
Truth-in-landing Act and Regulation Z, the the Act and Regulation by making required a Stevens-Ivits Form No. 1319, ar equivalent.				
STATE ()F OREGON, County of This instrument was acknowle	Klamath) ss.	July /O	., 19. 92
by wifigen.Halenwiktersson				

OFFICIAL SEAL

KRISTI I. REED

NOTARY PUBLIC C REGON

COMMISSION RO. 010431

MY COMMISSION EXIT RES NOV. 16, 1995

Notary Public for Oregon My commission expires .

	RECONVEYANCE (To				

TO: making a might done to that and represents the first of the control of the co
The undersigned is the legal owner and holder of all indebtedness seased by the foregoing trust deed. All sums secured by the trus
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The undersigned is the regal dwiner and headed an execution of any sums owing to vow under the terms of the 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 the 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 the
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held by you under the same. Mail red inversance and documents to

DATED:

not lose or destray this Trust Deed OR HE NOTE which it secures. Both must be delivered to the trustee for a incellution before reconveyance will be made.

Control Management of Communication and Control of Cont

Reneticiary

EXHIBIT "A" LEGAL DESCRIPTION

A portion of the 3W1/4 NE1/4 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as

Beginning at the quarter corner common to Sections 31 and 32, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Gregon; thence North 89 degrees 49' West for a distance of 1444.55 of the tract herein described; thence North 1 degree 10' East 120 feet to the Southeast corner feet; thence North 89 degrees 49' West 665 feet, more or less, to a point on the Easterly right of way line of the Dalles-California line 212 feet, more or less, to a point which is North 89 degrees 49' West of the point of beginning; thence South 89 degrees 49' feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: SS.	
Filed for record at request of Mountain Title	
of July A.D., 19 92 at 2:13 of Mortgages	o'clock PM, and duly recorded in Vol. M92
FEE \$20.00	Evelyn Biehn County Class
	By Danley Mullinder