NE	Vol <u>m 92</u> Page	
MTZ 28410 · HF THIS TRUST DEED, made this		
as Grantor, MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY	i Markwel ef dijestoo. Historikelike in His	
ALAN ALDERSON AND LORRAINE ALDERSON, HUSBAND AND WIFE Was Beneficiary, WITNESSETH:	ga phagh and the	
Grantor irrevocably grants, bargains, sells and conveys to truste in	e in trust, with power of	f sale, the property

file in the office of the County Clerk of Klamath County, Oregon, being a portion of Lot 6, in Section 34 T 34S. Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as shown on that certain map marked Exhibit "A" and attached to the deed from Claudia L. Lorenz to the City of Chiloquin recorded as a part thereof in Volume, M66 at Page 11309 to 11313, Microfilm Records of Klamath County.

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 connec-

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

becomes due and payable.

SHIED!

The date of maturity of the debt secured by this instrument is becomes due and payable.

To protect 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 good condition and repair, not to remove or demolish building or improvement thereon; not to committee the security of the said of the security of the said of the security of the said said the said of the said said the said of the said said of the said of t

It is mutually agreed that:

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 so elects, to require that all or any portion of the monies payable as compensation for such taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorney's fees necessarily paid of incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it lirst upon any reasonable costs and expenses and attorney beneficiary in such proceedings, and the balance applied upon the right and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the indebtedness ceured 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 require upon written request of beneficiary, payment of its lees and from time upon written request of beneficiary, payment of its lees and from time upon written request of beneficiary, payment of its lees and recentation of this deed and the note for endorsement (in case of full econveyances, for cancellation), without affecting endorsement (in case of full econveyances, for cancellation), without affecting endorsement (in case of full econveyances, for cancellation), without affecting endorsement (in case of full econveyances, for cancellation), without affecting endorsement (in case of full econveyances, for cancellation), without affecting endorsement (in case of full econveyances, for cancellation), without affecting endorsement (in case of full econveyances, for cancellation), without affecting endorsement (in case of full econveyances, for cancellation), without affecting endorsement (in case of full econveyances, for cancellation), without affecting endorsement (in case of full econveyances, for ancellation), without affecting endorsement (in case of full econveyances,

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 frantee 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 truthulness thereof. Trustee's lees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any delault 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 the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue or otherwise collect the rents issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's lees upon any indebtedness secured hereby, and in such order as beneficiary may determine.

ticiary may determine.

11. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of tire and other insurance policies of compression or awards for any taking or damage of the property, and application or release thereof as aloresaid, shall not cure or waive any detault or notice of default hereunder or invalidate any act dominant to such notice.

pursuant to such 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 beneficial may declare all sums secured hereby immediately due and payable, and event the beneficiary at his election may proceed to do the strust deed in equity as a mortgage or direct the trustee to foreose this trust deed by advertisement and sale, or may direct the trustee to foreose this trust deed by advertisement and sale, or may direct the trustee to foreose this trust deed by advertisement and sale, or may direct the trustee to foreose this trust deed by advertisement elects to foreelose the trustee to foreose this trust deed by advertisement and sale, the beneficiary or the trustee shall exceed the trustee shall exceed the trustee shall exceed the sale secured better the trustee shall exceed the sale secured better to to all the said described real property to satisty the obligation to the secured better than the sale of the sale secured better at the required by law and proceed to foreclose this trust deed in the first of the sale that trustee the sale than trustee as then required by law and proceed to foreclose this trust deed in the flault or default and the sale, the grantor or any other person so privileged by ORS 86.755, may cure the default or defaults. If the default consists of a lailure to pay, when due, sums secured by the trust deed, the default may be cured by paying 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 to being cured may be cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing the duer the together with trustee's and attorney's lees not exceeding the amounts provided together with trustee's and attorney's lees not ex

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 lee 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 auction 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 covenant or warranty, express or implied. The recitals in the deed of any matters of fact shall be conclusive proof of the truthfulness thereof. Any person, excluding 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 the expenses of sale, sale to payment of the compensation of the trustee and casonable charge by trustee's attorney. (2) to the obligation secure the interest of the trustee in the furst deed, (3) to all person having recorded liens subsequent the interest of the trustee in the furst 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 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 appointed herein or to any successor trustee appointed herein under. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment, 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 trusteed, shall be conclusive proof of proper appointment of the successor trustee accepts this trust when this deed, duly executed and acknowledged is made applic 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, beneliciary or trustee shall be a party unless such action or proceeding is brought by trustee.

The Trust Deed Act provides that the trustee hereunder must be either an attarney, who is an active member of the Oregon State Bar, a bank, trust company lings 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 type 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.

fully seized in fee sim	venants and agrees to and with the b ple of said described-real property an	eneficiary and those claiming under him, that he is d-has a-valid; unencumbered title thereto	law-
and that he will warr	ant and forever defend the same agai	inst all persons whomsoever	
J. Harrison C. Harrison, C. Confedente, M. Garrison, M	পতি লোক আৰ্থন কৰিছিল। ইনিৰ্বাহিত জিলাই আহিছিল। আৰু কৰিছিল। আৰু কৰিছিল। ইনিৰ্বাহিত জিলাই কৰিছিল। ইনিৰ্বাহিত জিলাই কৰিছিল। ইনিৰ্বাহিত জিলাই কৰিছিল। ইনিৰ্বাহিত জিলাই কৰিছিল। ইনিৰ্বাহিত জিলাই কৰিছিল। সংক্ৰিক স্বিবাহিত জিলাই কৰিছিল। ইনিৰ্বাহিত জিলাই জিলাই জিলাই জিলাই কৰিছিল।	THE ACT PRINTED HERE AS A SECRET OF THE PRINTED HERE AS A SECR	200 (1886) 100 (1886) 100 (1886) 100 (1886) 100 (1886)
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(b) for an organiza	tion, or (even if grantor is a natural person)	ies (see Important Notice below),) are for business or commercial purposes.	
secured hereby, whether or gender includes the teminin	not named as a beneficiary herein. In constite e and the neuter, and the singular number in	main mean the holder and owner, including pledgee, of the co ruing this deed and whenever the context so requires, the mas includes the plural.	
	" ILREOF, Said grantor has nereum	to set his hard the day and year first above written.	- , * * .
as such word is defined in the beneficiary MUST comply with disclosures; for this purpose us	by lining out, whichever warranty (a) or (b) is is applicable and the beneficiary is a creditor re Truth-in-Lending Acs and Regulation Z, the the Act and Regulation by making required to Stevens-Ness Form No. 1319, or equivalent, not required, disregard this notice.	COROS C. EANTH	
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	STATE OF GREGON, County of State of Sta	MFCANCISCO SS. odged before me on 724 , 19	9 <u>2</u> ,
	This instrument was acknowle	dged before me on, 19.	
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	of OFFICIAL SEAL	1) 5	
	Christopher Thomas Monicu	y commission expires 9-11-9 Notary Public for On	egon C/Sur
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70:	REQUEST FOR FULL RI To be used only when obligated the state of the st		
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