Klamath Falls, OR 97601

NOTE: The Trust Deed Act provides that the trusiee hereunder must be either an attorney, who is on active member of the Oregon State Bar, a bank, trust 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 the 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 AFTER RECORDING, RETURN TO: Neal G. Buchanan, Attorney at Law, 601 Main Street, #215 title to real to 696.585.

join in executing such imamcing statements pursuant to the Unitorn Commercial Code as the beneficiary ary require and to pay for tilling same in the by filing officers or searching agencies as may be deemed desirable by the beneficiary.
4. To provide and continuously maintain insurance on the buildings and such other havards as the bard premises against loss or damage by line and such other havards as the bard premises against loss or damage by line an amount not less than \$...fufficiary may from time to time the time, in companies acceptable to the beneficiary. This NATAD I.e., NAT.U.E., written, in companies acceptable to the beneficiary and procure any such insurance shall be deliver and the test of the beneficiary as soon as insured if the grantor shall tail for any reason to the beneficiary as soon as insured. The beneficiary and procure any such insurance and to the beneficiary tail and the application or seless the beneficiary in a such order as beneficiary may procure the same af grantor's expense. The amount collected under any line or other insurance in a such order as beneficiary any procure the same af grantor's expense. The amount of any policy of insurance now of any collected or insultance in the splite pay beneficiary any procure the same af grantor's expense. The amount of any pais thereol, may be released to drantor. Such application or release shall act notice.
5. The summation of the there and there and the application or release shall act on a way and other charges that may be levied as assessed upon or charges becompary bas due or delinquent and promptly discusses and other to beneficiary may the mount of assesses and the amount so paid infiniters and the advective any art is option, make swith which to and the advect payment of any faces of any face of a such and the obligations described in paragraphs the not assessed upon or charges becompary pays due or delinquent and promptly discussessent any face of any face of a such and the advect assesses and the advect any face

To protect the security of this trust deed, grantor agrees: To protect the security of this trust deed, grantor agrees: and repair, not to remove and maintain said property in food condition and repair, not to remove or demolish any building or improvement thereon; 2. To complete or restore of said property. 2. To complete or restore promptly, and in food, and workmanlike destroyed thereon, and pay when due all costs incurred therefor, 3. To complete in the all costs incurred therefor. 3. To comply with all laws, ordinances, regulations, covenants, condi-tions and restrictions allecting said property; il the beneliciary so requests, to cial Code as the beneliciary may require and to pay for thing sarches made by filing officers or searching agencies as may be deemed desirable by the 4. To provide and continuously maintain insurance on the build.

note of even date nerewith, payable to beneticiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable. September. 1 The date of maturity of the debt secured by this instrument is the date, stated above, on which the tinal installment of said note becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the 'maturity dates expressed therein, or To protect the converse of the instrument in the instrument is instrument, irrespective of the 'maturity dates expressed therein, or

note of even date herewith, payable to beneticiary or order and made by grantor, the final payment of principal and interest hereof, it

sum of Sixty-two thousand (\$62,000.00)

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-tion with said real estate. FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sixture through through the second of the second seco

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as Grantor, NEAL.G. BUCHANAN, Attorney at Law JESSIE SHARKEY, as Trustee, and as Beneficiary, Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in _____Klamath____County, Oregon, described as: See Exhibit A, attached hereto and incorporated by this reference herein as if fully TRUST DEED

TRUST DEED

<u>'92</u> SEP 30 FORMENO. 881-Oregon Trust Deed Series-TRUST DEED. All 9 46 Neusath Falls, go 17601

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surplus, if any, to the grantor or to his successor in interest entitled to such surplus. Sors to any trustee named herein or to any successor trustee appointed here-under to any trustee named herein or to any successor trustee appointed here-trustee, the latter shall be vested with all tille, powers and duites conterned and substitution shall be made by written instrument executed by beneficiary, which the property is situated, shall be conclusive proof of proper appointent of the successor trustee. 17. Trustee accepts this trust when this deed, duily executed an obligated to notify any party hereto of pending saie under any other deed is not excluded by lange and a public record as provided by law. Trustee is not obligated to notify any party hereto of pending saie under any other deed shall be a party unless such action or proceeding is brought by trustee.

together 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 be postponed as provided by law. The trustee may sell said property either auction to the highest, bidder for cash, payable at the parcel or parcels at shall deliver to the highest, bidder for cash, payable at the parcel or parcels the property so sold that without any covenant or warranty, express or im-of the recitals in the ended of any matters of lact shall be collision or one shall deliver to the difference of the trustee may enclose the the property so sold that without any covenant or warranty, express or im-of the truthiuness there died of any matters of lact shall be herein, trustee the granter and being present or the payers provided herein, trustee shall apply the proceeds of sale trusts the sale. 15. When trustee sale truste truste ad a trassonable charge of sale. Thus attorney, (2) to the obligation secured by the trust deed, (3) to all press their interest may appear in the order of the trust end the trust surplus, if any, to the grantor to the interess of the trust 16. Beneliciary may from time to time appoint a successor in surplus

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 declare all sums secured hereby immediately due and payable. In such an essence with respect to such payment andices and payable. In such an of declare all sums secured hereby immediately due and payable. In such an essence with respect to such payment andices and payable. In such an educine all sums secured hereby immediately due and payable. In such an of declare all sums secured hereby immediately due and payable. In such an educine all sums secured hereby immediately due and payable. In such an enduity as a morigage or direct the trainee to fourcelose this trust deed in educiny as a morigage or direct the trainee to fourcelose this trust deed of a default and all, or may direct the beneficiary may heve. In the event the beneficiary elects to forcelose by advertisement and sale, the beneficiary or an election to soil the said described real property to satisfy the obligation notice thereol as then required by law and to the time and place of sale, give scured hereby whereupon the trustee shall is the time and place of sale, give and at any time prior to 5 days before the date the trustee conducts the sale, and at any time prior to 5 days before the date the trustee conducts and sale, and at any time prior to 5 days before the allow to by paying the moting and at any time prior to 5 days before than such portion as would being entered by the trust deed, the default on a failure to pay, when due, the default or defaults. If the default occurred, any other default that is capable of obligation or trust deed. In addition to a such portion as would being enter of may be cured by tendering the portion default that is capable of obligation or trust deed. In addition to be beneficiary all costs and espense actually incurred in enforcing the obligation of the trust deed by law.

Aranting any easement or creating any restriction thereon; (c) join in any subordination or other agreement allecting this deed or the lien or charge frantee in reconvey, without warranty, and the property. The legally entitled thereto," and the recitals there in any matters or facts shall be concluded thereto," and the recitals there in any matters or facts shall services maniford in this paragraph shall be not less than \$5. time without notice, either in person, by agent or by a receiver to be ap-pointed thereby secured, enter upon and take possession of said prop-sisues and expenses of operation and collection, and apply the same, ney's fees upon any idelatedness secured hereby, and in such order as been-liciary may defermine. It is thereof, in its own and take possession of said prop-sisues and expenses of operation and collection, including reasonable attor-liciary may determine. If the entry indebtedness secured hereby, and in such order as bene-liciary may determine. If the application or release thereof any taking or damage of the mount of such notice. (2) Lopon default by grantor in payment of any taking or damage of the pursuant to such notice.

THIS TRUST DEED, made this 11 th day of September BERT TEAMEY and SUSAN L. TEAMEY

between

LAW PUBLISHING CO., PORTLAND. C

Vol. mg 2 Page 22701 @

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The grantor covenants and agrees fully seized in fee simple of said describ only those certain obligations	ea.real_property_ar	nd has a valid, unencum	ming under him, that he is law bered title thereto , exceptin
and that he will warrant and forever de	fend the same aga	inst all persons whomso	ever.
	enterna de latina de portes de la conserva de la Conserva de la conserva de la conserv Estado de la conserva de la conserv Estado de la conserva de la conserv Estado de la conserva	1. 2003 Control of the sequence and suggestion by the second sequence of the sequence of th	
The grantor warrants that the proceeds of (a)* primatily for grantor's personal, tami (b)2 X b)X b)X b)X b)X b)X b)X b)X b)X b)X b	the loan represented ily or household purpo KXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	by the above described note a ses (see Important Notice be A are the District of the second	nd this trust deed are:
This deed applies to, inures to the beneti personal representatives, successors and assigns. secured hereby, whether or not named as a bene gender includes the feminine and the neuter, and	t of and binds all par. The term beneficiary ficiary herein. In cons the singular number in	ties hereto, their heirs, legate shall mean the holder and ow truing this deed and wheneve ncludes the plural.	es, devisees, administrators, executor. ner, including pledgee, of the contrac the context so requires, the masculin
IN WITNESS WHEREOF, said	grantor has hereun	to set his hand the day a	nd year first above written.
* IMPORTANT NOTICE: Delete, by lining out, whicheve not applicable; if warranty (a) is applicable and the b		REPT TEAMEY	icann
beneficiary MUST comply with the Act and Regulation disclosures; for this purpose us Stavent-Ness Earner Ness	and Regulation Z, the	DEGI TEANET	L. Segrade
If compliance with the Act is not required, disregard th	his notice.	SUSAN L. TEAMEY	J
and a second second Second second	ا المراجع بين وتحالي وتحال 1995 م - المحالي وتحالي وتحالي		
STATE OF ORE	GON, County of	Klamath) ss.
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This instru	ment was acknowl	edged before me on	
<i>by</i>		a na anti-anti-anti-anti-anti-anti- Constanti anti-anti-anti-anti-anti-anti-anti- Constanti anti-anti-anti-anti-anti-anti-anti-anti-	
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MARSHA COB	INE	Marsha, C	olima
NOTARY FUELIC - C COMMISSION NO. (MY COMMISSION EXFINES N	010737	y commission expires/	Notary Public for Oregor
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TO: The undersigned is the legal owner and hol trust deed have been fully paid and satisfied. You said trust deed or pursuant to statute, to cancel herewith together with said trust deed) and to rec- estate now held by you under the same. Mail reco	to be used only when oblig , Trustee Ider of all indebtedness u hereby are directed, all evidences of inde onvey, without warran	ations have been pold. s secured by the foregoing to on payment to you of any s biedness secured by said tru ty, to the parties designate	ums owing to you under the terms of
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EXHIBIT A

PARCEL ONE:

The Northerly 65 feet of Lots 19, 20, 21, and 22, Block 1, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, given to secure an indebtedness, with interest thereon and such future advances as may be provided therein

Dated: February 9, 1979 Recorded: February 9, 1979 Volume: M-79 3270 Page:

PARCEL TWO:

Lot 14, Block 4, SECOND ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL THREE: The southerly 70 feet of Lots 19, 20, 21, and 22, Block 1, ST. FRANCIS PARK, according to the official plat thereof on file in in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Trust Deed, including the terms and provisions thereof given to secure an indebtedness, with interest thereon and such future advances as may be provided therein

Dated: July 10, 1979 Recorded: July 10, 1979 Volume: M-79 16294 Page:

PARCEL FOUR:

Lot 13, Block 4, SECOND ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed, including the terms and provisions thereof given to secure an indebtedness, with interest thereon and such future advances as may be provided therein

Dated: April 26, 1979 Recorded: April 26, 1979 Volume: M-79 9457 Page:

13B/ - EXHIBIT A

STATE OF OREGON: COUNTY OF KLAMAIH.	the <u>$30th$</u> da	iy
. Ne <u>al</u>	G. Buchanan A M and duly recorded in Vol. M92	7
Filed for record at request of A.D., 19 _92 at	- Dane Litter	
of Sept A.D., D Mortgag	es County LIEIX	· .
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