าราชาวมัสเรียกใช้ก็ได้และการการกับให้เหมือน พฤษภัย (ค.ศ. พ.ศ. พ.ศ. พ.ศ. (พ.ศ. พ.ศ.)

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TEVENS-NESS LAW PUBLISHING CO.: PORTLAND, OF \$7804 Vel mg3 Page

THIS TRUST DEED, made this 15th day of March , 19 93, bets JILL OLIVARES	THIS TRUST	DEED, made thi	S	dav of		
JILL OLIVARES		<u> [194] - 미리하는 왕</u> 등 등 사이 제공 (최)	i de l'OUI		March	93, <i>Detweel</i>
	JILL OLIVARES					

REALVEST, INC., A NEVADA CORPORATION

as Beneficiary.

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property KLAMTH County, Oregon, described as:

LOT17, BLOCK 92, KLAMATH FALLS FOREST ESTATES, HWY 66, UNIT 4, KLAMATH COUNTY, OREGON

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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-

with said real estate.

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

sum of FIVE THOUSAND AND no/100 DOLLARS

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 hereol, if

sold, conveyed, assigned or alienated by the grantor without first then, at the beneficiary's option, all obligations secured by this inst herein, shall become immediately due and payable.

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 any building or improvement thereon; not to common opermit any waste of said property.

To comply with all laws, ordinances, regulations, covenants, conditions and restrictions allecting said property; if 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 filling same in the proper public office or offices, as well as the cost of all lien searches made by filling officers or searching agencies as may be deemed desirable by the beneficiary of the said premises against loss or damage by live sensitive or hereafter erected on the said premises against loss or damage by live and south for the said premises against loss or damage by live and south for the said premises against loss or damage by live and south for the said premises against loss or damage by live and summand of the said premises against loss or damage by live and summand the said premises against loss or damage by live and summand of the said premises against loss or damage by live and summand of the said premises against loss or damage by live and summand the said profess of insurance shall be delivered to the beneficiary as soon a fartuar of the said premises acceptable to the beneficiary with loss payable on the expiration of any policy of insurance now or hereafter placed on said buildings, the beneficiary may procure the same at grantor's expense. The amount collected under any ifter or other insurance policy may be applied by beneficiary upon any indebtedness secured hereby and in such order as beneficiary was determined or a opin of the security upon any indebtedness secured by tensit

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, benelicary 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 lees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it lirst upon any reasonable 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 imdebtedness 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.

1. 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 for endorsement (in case of till reconveyances, for cancellation), without affecting the liability of any person for the payment of the indebtedness, trustee may (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) join in any subordination or other agreement allecting this deed or the lien or charge subordination or other agreement allecting this deed or the lien or charge frantee in any reconveyance may legally entitled thereto." and the recital therein of any matters or lacts shall be conclusive proof of the truthfulness thereof. Trustee's lees for any of the services mentioned in this paragraph shall be reof. Trustee's lees for any of the services mentioned in this paragraph shall be reof. Trustee's lees for any of the services mentioned in this paragraph shall be reof. Trustee's lees for any of the services mentioned in this paragraph shall be reof. Trustee's lees for any of the services mentioned in this paragraph shall be reof. Trustee's lees for any default by grantor he grantee without notice, either in person by agent or by a receiver to be appointed by a court, and without to gard to the adequacy of any security to the indebtedness hereby secured, entique and take possession of said property or any part thereof, in its own pane use of others are collect the rents issues and prolitis, including those past due and only pad, and apply the same less costs and expenses of operation and collection, including reasonable attorney's lees upon any indebtedness secured hereby, and m such order as beneficiary may determine.

11. The entering upon and taking possession of said property, the collection of such rents, issues and prolists, or the priceed of tire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as alloresaid shall not cure 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 hereamen, the beneficiary at his election may proceed to foreclose thin trust deed to expense of the property of the particular o

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 parcel or parcels at 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 lact shall be conclusive proof of the trustifialness thereof. Any purchase at the sale.

15. When mediciars may purchase at the sale shall be conclusive proof of the grafts. When the sale is the sale to pay ment a power of the shall apply the proceeds of sale to payment powers provided herein, trustee shall apply the compensation of the trustee and a reasonable charge by trustees attorney. (2) to the obligation secured by the trust deed, also by trustees attorney. (2) to the obligation secured by the trust deed as the sale interests may appear in the order of their priority and 14 the surplus, if any, to the grantor or to his successor in interest entitled to such 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 deposit upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties contend upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instruncient esecuted by pometiciars, which, when recorded in the mortdage 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 acknowledged 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, beneficiars or trustee shall be a party unless such action or proceeding is brought by trustee.

NOTE: The Trust Deed Act provides that the trustee hereunder must be either on attorney, who is an active member of the Oregon State Bar, a bank, trust company 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 title to real property of this state, its subsidiaries, offiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

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The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is law fully 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 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 pledges, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the mesculine 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) er (b) is not applicable; if warranty (a) is applicable and the beneficiary is a crediter as such werd 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. Jidl Olivares No. 5179

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personally appeared T(cc	Martalui - Matay NAME, TITLE OF OFFICER-E.G., "JANE DOE, NOTARY PUBLIC" Outers NAME(S) OF SIGNER(S) Oved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that be/she/they executed the same in bis/her/their authorized capacity(iss), and that by bis/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. Witness my hand and official seal.	CAPACITY CLAIMED BY SIGNER INDIVIDUAL CORPORATE OFFICER(S) TITLE(S) DARTNER(S) DIMITED GENERAL TRUSTEE(S) DIATORNEY-IN-FACT TRUSTEE(S) DIATORNEY-IN-FACT OTHER: SIGNER IS REPRESENTING: NAME OF PERSON(S) OR ENTITY(JES)
ATTENTION NOTARY: Although the information red THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:	Title or Type of Document Number of Pages Signer(s) Other than Named Above	DEED nent

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	ST DEED		STATE OF OREGON, County ofKlamath
STEVENS-MESS	AW PUB. CO., PORTLAND, ORS.		I certify that the within instrument was received for record on the 29th.day
JILL OLIVAR	ES g		of April ,1993,
	보고함을 가장 보면 되었습니다. 그런데 집에 사람들은 경험 		at 11:51o'clock .AM., and recorded
RALVEST, IN	Grantor	SPACE RESERVED	in book/reel/volume NoM93on page 9248 or as fee/file/instru-
		RECORDER'S USE	ment/microfilm/reception No607.23, Record of Mortgages of said County.
	Beneticiary		Witness my hand and seal of
AFTER RE	CORDING RETURN TO		County affixed.
realvest, i	ic. 107 10 10 10 10 10 10 10 10 10 10 10 10 10		Evelyn Biehn, County Clerk
20353 4615 FAIF	ICENTER PKWY. #125		A By Queline Mullear of the Doputy

LAS VEGAS, NV 89102

☐ Fee \$15.00