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DEED OF TRUST

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	LINE OF CREDIT INSTRUMEN
7. YOUR BIGHTS AFTER DEFAULT. After a datast, you will have the	
-following rights and may use any one, or any combination of them, at ony	Date: <u>November 1, 1993</u>
Grantor(s): Mary K King Grantor(s): Mary K King End but the sector in the sector of th	New york of elasticopos ecleratores you are an interest els cost line in Address: nº el 502: Pine i Grove : Rd al aposto el productore en
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	Klamath Falls OR 97603
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INS166: NETIONAL Association to reduce the	Address: PO Box 3347
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1. GRANT OF DEED OF TRUST. By signing below as Grantor, i irrevocably (following property, Tax Account, Number 3910-800-800	US MATIONAL PARK OF 051
following property, Tax Account Number 3910-800-600	
more particularly described as follows; viii, wal yet bewelle insize flut I sin SEE 'ATTACHED' EXHIBIT'''A' vilues ni flue ye vilision	enti ne nell s seneral inpentante state vers des vers des vers des the list rante anglikes angliger, best sout to des the set the ne grades
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T & You may use any other rights you have under the law. this Deed of Tust, is other agreements, including but not fimited to any balle of	
or as described on Exhibit A which is attached hereto and he this	1869 off bas bas medine common constraints and the share to ten of the a incorporated herein; and all buildings and other improvements and future
and rents from the Property as additional security for the debt described by	the Property"). I also hereby assign to Lender any existing and future least
of Trust. amon I poly of Loy of twonings, visionano un tamano a	How has estimated will be legally bound by all the terms stated in this De
2 DEBT SECURED. This Deed of Trust secures the following: a backboxing of the secures of the	and the second state of the second state of the second second second second second second second second second
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a: The payment of the principal, interest, credit report fees, late costs and any and all other amounts, owing under a note with , signed by	charges, attorneys' fees (including any on appeal or review), collection
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and payable to Lender, on which the last navment is due	("Borrower"
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and any extensions and renewals of any length. The words "LINE OF CREDI checked, unless paragraph 2b. is also checked. Diaxed yos to neoron	IT INSTRUMENT" do not apply to this Deed of Trust if this parameters
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Larry R King and Mary K King	there is a subset of the state
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Credit Acreement is \$ 01 00 500 000 antit out to there' to baset sold	i amount to be advanced and outstanding at any one time pursuant to the
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The term of the Credit Agreement consists of an initial period of ten ye during which advances can be obtained by Borrower, followed by a repaym under the terms of the Credit Agreement. The length of the common	sais, which begins on the above-indicated date of the Credit Agreement
	youre of <u>November 1, 2018</u>
Agreement, the payment of all interest credit report food late above	he payment of all loans payable to Lender at any time under the Credit
Collection costs and any and all other amounts that are nevable to London	at any time under the Credit Arreament and any avtencion and avten
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or both, as applicable.	ement and any extensions and renewals of the Note or Credit Agreement
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DEED SINABLED LINE OF CREDIT INSTRUM 16:37

3. INSURANCE, LIENS, AND UPKEEP. GOOL _____ Office of a start of the second start of t

3.1 I will keep the Property insured by companies acceptable to you with fire and theft insurance, flood insurance if the Property is located in any area which is, or hereafter will be designated as a special flood hazard area, and extended coverage insurance, if any; as follows: 62 b02 Pine Giave

EDASO TO ELLAT AFAMALY

The policy amount will be enough to pay the entire amount owing on the debt secured by this Deed of Trust or the insurable value of the Property, whichever is less, despite any "co-insurance" or similar provision in the policy. The insurance policies will have your standard loss payable endorsement: No one but you has a mortgage or lien on the Property, except the following "Permitted Lien(s): 1109 US NATIONAL BANK OF OR

y grant burgan, sail and controy to Trustee, in front, with power of sale the State of Oregon

3.2 I will pay taxes and any debts that might become a lien on the Property, and will keep it free of trust deeds, mortgages and liens, other than yours and the Permitted Liens just described.

3.3 I will also keep the Property in good condition and repair and will prevent the removal of any of the improvements.

3.4 If I do not do any of these things, you may do them and add the cost to the Note or Credit Agreement as applicable. I will pay the cost of a your doing these whenever you ask, with interest at the fixed or floating rate charged under the Note or Credit Agreement, whichever is higher. Even if you do these things, my failure to do them will be a default under Section 6, and you may still use other rights you have for the

4. DUE ON SALE I agree that you may, at your option, declare due and payable all sums secured by this Deed of Trust if all or any part of the Property, or an interest in the Property, is sold or transferred. If you exercise the option to accelerate, I know that you may use any default remedies permitted under this Deed of Trust and applicable law. I know that you may exercise your rights under this due on sale provision each time all or any part of the Property, or an interest in the Property, is sold or transferred, whether or not you exercised your rights on any previous

tern if hear to been used or visco for call the manufactor 5. PROTECTING YOUR INTEREST. I will do anything that may now or later be necessary to perfect and preserve this Deed of Trust and I will pay all recording fees and other fees and costs involved. VI rund a shad unit on

6. DEFAULT. It will be a default:

6.1 If you do not receive any payment on the debt secured by this Deed

of Trust when it is due;

6.2 If I commit fraud or make any material misrepresentation in connection with my loan application, the Note or Credit Agreement, this Deed of Trust, or any aspect of my line of credit. For example, it will be a default if I give you a false financial statement, or if I do not tell you the truth about my financial situation, about the Property that is subject to this Deed of Trust, or about my use of the money I obtained from you through the Note or line of credit; and ansar its to those

6.3 If any action or inaction by me adversely affects your security for the Note or Credit Agreement, including, but not limited to, the

a. If all or any part of the Property, or an interest in the Property, is b. If I fail to maintain required insurance on the Property; Alexandre

c. If I commit waste on the Property or otherwise destructively use or fail to maintain the Property; d. If I die;

e. If I fail to pay taxes or any debts that might become a lien on the control of the Property to article data

f. If I do not keep the Property free of deeds of trust, mortgages and liens, other than this Deed of Trust and other Permitted Liens I have

g. If I become insolvent or bankrupt;

h. If any person forecloses or declares a forfeiture on the Property under any land sale contract, or forecloses any Permitted Lien or other lien on the Property; or

i. If I fail to keep any agreement or breach the warranties, representations or covenants I am making to you in this Deed of Trust about hazardous substances on the Property.

DEED OF TRUST LINE OF CREDIT INSTRUMENT

7. YOUR RIGHTS AFTER DEFAULT. After a default, you will have the following rights and may use any one, or any combination of them, at any

7.1 You may declare the entire secured debt immediately due and payable all at once without notice. on St. F. Pro

7.2 Subject to any limitations imposed by applicable law, either before or after a sale of the Property under a judicial foreclosure, or before a sale of the Property by advertisement and sale, you may sue for and recover from Borrower, all, amounts remaining under the Credit Agreement, under the Note, and under this Deed of Trust.

7.3 You may foreclose this Deed of Trust under applicable law either judicially by suit in equity or nonjudicially by advertisement and sale,

7.4 You may have any rents from the Property collected and pay the amount received, over and above costs of collection and other lawful expenses, on the debt secured by this Deed of Trust.

7.5 I will be liable for all reasonable collection costs you incur, to the full extent allowed by law. If you foreclose this Deed of Trust either judicially by suit in equity or nonjudicially by advertisement and sale, I will also be liable for your reasonable attorney fees including any on

7.6 You may use any other rights you have under the law, this Deed of Trust, or other agreements, including but not limited to any Note or Credit Agreement.

8 HAZARDOUS SUBSTANCES.

Mangelti de anis hei en y 8.1 Except as previously disclosed to you in writing, I represent and warrant to you that no hazardous substance is stored, located, used or, produced on the Property, and that to the best of my knowledge, after due and diligent inquiry, no hazardous substance is stored, located, used, or, produced on any adjacent Property, nor has any hazardous substance been stored, located, used, produced, or released on the Property or any adjacent property prior to my ownership, possession or

8.2 I will not cause or permit any activity on the Property that directly or indirectly could result in the release of any hazardous substance onto or under the Property or any other property. I agree to provide written notice to you immediately when I become aware that the Property or any adjacent property is being or has been subjected to a release of any hazardous substance.

8.3 You and your representatives may enter the Property at any time for the purpose of conducting an environmental audit, committing only such injury to the Property as may be necessary to conduct the audit. You shall not be required to remedy any such injury or compensate me therefor, I shall cooperate in all respects in the performance of the audit. I shall pay the costs of the audit if either a default exists under this Deed of Trust at the time you arrange to have the audit performed or if the audit reveals a default pertaining to hazardous substances. If I refuse, to permit you or your representatives to conduct an environmental audit on the Property, you may specifically enforce

8.4 I will indemnify and hold you harmless from and against any and all claims, demands, liabilities, lawsuits and other proceedings, damages, losses, liens, penalties, fines, clean-up and other costs, expenses, and attorney fees (including any on appeal or review) arising directly or indirectly from created with the thread of indirectly from or out of, or in any way connected with (i) the breach of any representation, warranty, covenant, or agreement concerning hazardous substances contained in this Deed of Trust or in any other document executed by me in connection with the debt secured by this Deed of Trust; (II) any release onto or under the Property or other property of any hazardous substance that occurs as a direct or indirect result of acts or omissions by me or my agents or independent contractors; and (III) any release onto or under the Property of any hazardous substance that occurs during my ownership, possession, or a construction of borate

8.5 If you shall at any time, through the exercise of any of your remedies under this Deed of Trust, or by taking a deed in lieu of foreclosure, hold title to or own the Property in your own right, you may, at your option, convey the Property to me. I covenant and agree that I shall accept delivery of any instrument of conveyance and resume ownership of the Property in the event you exercise your option hereunder to convey the Property to me. You, at your sole discretion, shall have the right to record any instrument conveying the Property to me and such recordation shall be deemed acceptance by me of the Instrument and the conveyance.

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US BANK,	
	LINE OF CREDIT INSTRUM
8.6 All of my representations, warranties, covenants and agreements contained in this Deed of Trust recording and the second	
contained in this Deed of Trust regarding any hazardous substance including but not limited to my accement to any hazardous substance	or both as applicable are completely in the role of Cleart Age
Property from you and to resume sumarship whether to accept conveyance of the	applicable, is cancelled and terminated as to any future loans, I under that you will request Trustee to accelled and terminated as to any future loans, I under
a deed in lieu of foreclosure.	the person legally entitled thereto. I will pay Trustee a reasonable of
8.7 For purposes of this Deed of Touch the	the reconvolution and I will
toxic waste, hazardous or taxia metal is losignated as hazardous or	10. CHANGE OF ADDRESS LINE
applicable federal, state or local statute of other similar term) by any	address I have given you
effect or in effect at any time during either the term of this Deed of Trust or the period of time termine la termine the term of this Deed of	가지 철권 가슴 승규는 병원은 것이 가슴 가슴을 지고 있는 것 같아? 것이다.
the Property following either foresteersion, custody, or control of	11. OREGON LAW APPLIES. This Deed of Trust will be governed by O law.
acceptance by you of a deed in lieu of foreclosure.	12. NAMES OF PARTIES. In this Deed of Trust "I", "me" and "my" Grantor(s), and "you" and "your" mean Reneficion of a section of the section o
agree to all the terms of this Deed of Trust.	Grantor(s), and "you" and "your" mean Beneficiary/Lender.
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Grantor Larry R King	D Than & The
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EXHIBIT A

A portion of the SW{NE} of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of the SWINE; of Section 8, Township 39 South, Range 10 E.W.M.; thence West, along the South line of said SWINE; a distance of 240.0 feet; thence North 340 feet; thence East 240.0 feet, more of less, to the East line of said SWINE; thence South 340.0 feet more or less, to the point of beginning. EXCEPTING THEREFROM any portion lying within the right of way of Pine Grove Road.

STATE OF OREGON: COUNTY OF KLAMATH: 55.

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