(VOJJ	K-46238	4-94P03:25 1 TRUST DEED	LO. PUTLANC. DR
THIC TDIICT NEED	2≰Conner de la conserva do Conto		Volmay Page 6103
I HIS I KUSI DEED, N	nade this	JBARU. INC.	FEBRUARY 1994 between
			MANAGEMENT OF ALL THE
en age à la parte de la designa	FRANCES F	OUNTY TITLE (COMPANY, as Granto , as Trustee, as
	a second and a second		and a second s
Grantor irrevocably dear	nta tanya ing sa sa sa	WITNESSETH:	, as Beneficier
KLAMATH	County, Oregon, d	and conveys to tr	ustee in trust, with power of sale, the property
according to the offici	lock 16 of Ind	ustrial Addit	ion to the City of Klamath Falls,
Or Klamath County Orea	OF CLITTIC LAS		the Ullice of the County Clark
65 page 605, Deed recor	ds of Klamath (County, Orego:	e deeded right of way in Volume
10 10 10 10	• • • • • • • • • • • • • • • • • • •	· · · -	•••
	¹ And A. S. S. Martin, and S.		and a second
together with all and singular the term			
or hereatter appertaining, and the ren	ements, hereditaments a sts, issues and profits th	and appurtenances a hereof and all fixture	nd all other rights thereunto belonging or in anywise now is now or hereafter attached to or used in connection with
FOR THE PUPPOSE OF CE	ATT		to or used in connection will
lote of even date herewith, payable f	to hereficiant .	Dollars, wit	h interest thereon according to the
The data of and the start			
ecomes due and payable. In the even	of secured by this instr int the within described	rument is the date,	stated above, on which the final installment of the note
t the beneficiary's option, all obligation ecome immediately due and powerly	ons secured by this inst	trument, irrespective	stated above, on which the final installment of the note and thereof, or any interest therein is sold, agreed to be the written consent or approval of the beneficiary, then, of the maturity dates expressed therein, or herein, shall
To protect the manual			in and expressed inerein, or nereils, shall
Tovement thereon: not in and inal	intain the property in	good condition and	repair; not to remove or demolish any building or im-
amaged or destroyed thereon, and pay	when due all costs inc	abitable condition a curred therefor	ny building or improvement which may be constructed.
reminerte to join in	cances, regulations, cov	venants, conditions -	and analysis is a
Sencies as more be deserved to the	ablic office or other	····	III COMPRESSI & OGO OF THE DESCRIPTION
4 To promide and	y the beneficiary,		of all lien searches made by filing officers or searching
4. To provide and continuously emage by fire and such other hazards	" maintain insurance o as the beneficiary ma	on the buildings not by from time to time	of all lien searches made by filing officers or searching w or herestier erected on the property against loss or
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the clary as soon as insured; if the grantor last fitter draws.	y maintain insurance o s as the beneficiary ma beneficiary, with loss s shall fail for any reaso	on the buildings not ay from time to time payable to the latte on to procure any suc	of all lien searches made by filing officery may require and w or herestier erected on the property against less or require, in an amount not less than & ULL INSURAB r; all policies of insurance shall be delivered to the bone-
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the ciary as soon as insured; if the grantor least fifteen days prior to the expira- tive the same at grantor's expenso. The	 maintain insurance of a as the beneficiary main beneficiary, with loss t shall fail for any reaso thin of any policy of it a amount collected und 	on the buildings not ay from time to time payable to the latte on to procure any suc nsurance now or here ef any time or other	of all lien searches made by filing officers or searching w or herestier erected on the property against loss or require, in an amount not less than & ULL INSURAD r; all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary eafter placed on the buildings, the beneficiary that more
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the ciary as soon as insured; if the grantor least fifteen days prior to the expirat use the same at grantor's expenso. The py indebtedness secured hereby and in any part thereof, may be released to ider or involidate out one of the same at the	(in Denenciary, maintain insurance o s as the beneficiary ma beneficiary, with loss the shall fail for any reaso tion of any policy of in bamount collected und such order as benefician grantor. Such applicat.	on the buildings not by from time to time payable to the latte on to procure any stud surance now or here er any fire or other ry may determine, or ion or release shall i	of all lien searches made by like beneficiary may require and of all lien searches made by filing officers or searching work herestier erected on the property against lass or require, in an amount not less than & ULL INSURAN is all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary safter placed on the buildings, the beneficiary may pro- insurance policy may be applied by beneficiary upon at option of beneficiary the entire amount so callected.
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the ciary as soon as insured; if the grantor teast fitten days prior to the expirature the same at grantor's expenso. The y indebtodness secured hereby and in any part thereof, may be released to ider or invalidate any act done pursua S. To keep the property free from security and the property free from the property from the property from the property free from the property	y maintain insurance o y maintain insurance o s as the beneficiary ma beneficiary, with loss that fail for any reaso that of any policy of in amount collected und- such order as benefician grantor. Such applicat, ant to such notice. Do construction liens a	on the buildings not ay from time to time payable to the latte on to procure any suc nsurance now or here er any lire or other ry may determine, or tion or release shall i and to pay all taxes	of all lien searches made by liking officers or searching w or herester erected on the property addinst loss or require, in an amount not less than StULL INSURAP of a lipolicies of insurance shall be delivered to the bene- try all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary matter placed on the buildings, the beneficiary may pro- insurance policy may be applied by beneficiary upon at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here-
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the ciary as soon as insured; if the grantor t least fitteen days prior to the expirat re the same at grantor's expenso. The ny indebtedness secured hereby and in any part thereof, may be released to ader or invalidate any act done pursua S. To keep the property free fro sessed upon or against the property b	A maintain insurance of a state beneficiary maintain beneficiary, with loss of any policy of in a shall fail for any reason thion of any policy of in a smount collected und such order as benefician grantor. Such applicat, and to such notice, on construction liens a before any part of such	on the buildings not by from time to time payable to the latte on to procure any stud surance now or here er any fire or other ry may determine, or tion or release shall and to pay all taxes, h taxes, assessments	of all lien searches made by filing officers or searching w or herestier erected on the property against less or prequire, in an amount not less than & ULL INSURAM for all policies of insurance shall be delivered to the bone- hinsurance and to deliver the policies to the beneficiary pafter placed on the buildings, the beneficiary may pro- insurance policy may be applied by beneficiary may pro- r at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- and other shall be charges that may be levied or
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the ciary as soon as insured; if the grantor t least fitteen days prior to the expira inter the same at grantor's expenso. The y indebtodness secured hereby and in any part thereof, may be released to ider or invalidate any act done pursua S. To keep the property free fro sessed upon or against the property sense or other charges payable by granto ent baset intervention.	y maintain insurance o s as the beneficiary ma be beneficiary, with loss of the staff and the staff of the staff shaff all for any reaso the amount collected und- such order as benefician grantor. Such applicat, ant to such notice. before any part of such beneficiary; should the g or, either by direct pays	on the buildings not ay from time to time payable to the latte payable to the latte procure any suc surance now or here any fire or other or any fire or other any determine, or tion or release shall the and to pay all taxes, taxes, assessments grantor fail to make grent or by any did	of all lien searches made by liking officers or searching w or herester erected on the property against loss or require, in an amount not less than & ULL INSURAN- r; all policies of insurance shall be delivered to the bene- tion of the searching of the searching of the searching eafter placed on the buildings, the beneficiary may pro- insurance policy may be applied by beneficiary upon at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- and other charges that may be levied or and other charges become past due or delinquent and payment of any taxes, assessments, insurance premiums.
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the ciary as soon as insured; if the grantor t least fifteen days prior to the expirat ure the same at grantor's expenso. The my indebtodness secured hereby and in any part thereof, may be released to ader or invalidate any act done pursua S. To keep the property free fro sessed upon or against the property bo omptly deliver receipts therefor to be ns or other charges payable by granto and hereby, together with the obliga dobt revend between the obliga	y maintain insurance o y maintain insurance o s as the beneficiary ma beneficiary, with loss of shall fail for any reaso thion of any policy of in amount collected unds such order as benefician grantor. Such applicat ant to such notice. Defore any part of such before any part of such neticiary; should the g or, either by direct payz make payment thereof, ations described in para	on the buildings not ay from time to time payable to the latte payable to the latte on to procure any suc nsurance now or here er any lire or other er any lire or other er any determine, or tion or release shall 1 and to pay all taxes, taxes, assessments grantor fail to make is defaults of and 7 of affaults of and 7 of	of all lien searches made by filing officers or searching w or herestier erected on the property against loss or require, in an amount not less than & ULL INSURAL c; all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary safter placed on the buildings, the beneficiary may pro- insurance policy may be applied by beneficiary upon at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- assessments and other charges that may be levied or and other charges become past due or delinquent and payment of any taxes, assessments, insurance premiums, paid, with interest at the rate set forth in the pole
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the ciary as soon as insured; if the grantor t least fifteen days prior to the expirat ure the same at grantor's expense. The any part thereof, may be released to ader or invalidate any act done pursua S. To keep the property free fro omptly deliver receipts therefor to be ns or other charges payable by granto, and hereby, together with the obliga e debt secured by this trust deed, with th interest as aloresaid, the property	y maintain insurance o s as the beneficiary ma beneficiary, with loss to any policy of in shall fail for any reaso tion of any policy of in amount collected und such order as benefician grantor. Such applicat, ant to such notice. or construction liens a before any part of such mediciary; should the gr, either by direct pays rake paysment thereof, attions described in para tout waiver of any right hereinbefore described	on the buildings not by from time to time payable to the latte. On to procure any stud- near the procure any stud- er any fire or other ry may determine, or tion or release shall t and to pay all taxes, frantor fail to make grantor fail to make grant or by providing and the amount sc agraphs 6 and 7 of t is arising from breac.	of all lien searches made by filing officers or searching w or herestier erected on the property against less or prequire, in an amount not less than & ULL INSURAL r; all policies of insurance shall be delivered to the bene- th insurance and to deliver the policies to the beneficiary pafter placed on the buildings, the beneficiary may pro- insurance policy may be applied by beneficiary upon at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- and other charges become past due or delinquent and other charges become past due or delinquent and beneficiary with funds with which to make such pay- paid, with interest at the rate set forth in the note his fund the covenants hereof and become a pet to hot any of the covenants hereof and become a pet to the to such any of the covenants hereof and become a pet to hot any of the covenants hereof and become a pet to hot any of the covenants hereof and to such pay- rent of the covenants hereof and to such pay- rent cure of any taxes.
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the ciary as soon as insured; if the grantor least fitteen days prior to the expira- tre the same at grantor's expenso. The y indebtodness secured hereby and in : any part thereof, may be released to der or invalidate any act done pursua S. To keep the property free fro bomply deliver receipts therefor to be not other charges payable by granto ent, beneficiary may, at its option, m used secured by this trust deed, with th interest as aloresaid, the property und for the payment of the obligator if any payment thereof shall, at the	y maintain insurance o y maintain insurance o s as the beneficiary ma beneficiary, with loss observed to the served result of any policy of in amount collected und- grantor. Such applicat ant to such notice. Such order as beneficians a before any part of such and to such notice. Such order any part of such and to such notice. Any, either by direct pays make payment thereof, ations described in para out waiver of any right hereinbelore described, an herein described, and option of the benefici	on the buildings not ay from time to time payable to the latte payable to the latte procure any suc nsurance now or here er any fire or other try may determine, or tion or release shall a and to pay all taxes, taxes, assessments grantor fail to make, and the amount so agraphs 6 and 7 of t as arising from breac. I, as well as the grau and such payments all such payments any, render all surmer	of all lien searches made by filing officers or searching w or herestier erected on the property against loss or prequire, in an amount not less than & ULL INSURAL F; all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary pafter placed on the buildings, the beneficiary may pro- rat option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- and other charges become past due or delinquent and payment of any faxes, assessments, insurance premiums, set beneficiary the transments of collected or and other charges become past due or delinquent and payment of any faxes, assessments, insurance premiums, set beneficiary with funds with which to make such pay- his trust deed, shall be added to and become a part of h of any of the covenants hereol and for such payments, shall be hound to the same extent that they are shall be immediately due and payable without patic.
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the ciary as soon as insured; if the grantor t least fitteen days prior to the expira- ire the same at grantor's expenso. The ry indebtodness secured hereby and in any part thereof, may be released to adder or invalidate any act done pursua S. To keep the property free fro sessed upon or against the property be omptly deliver receipts therefor to be ease of other charges payable by granto, and here the state any at its option, may cured hereby, together with the obliga- e debt secured by this trust deed, with th interest as aloresaid, the property und for the payment of the obligation the nonpayment thereoi shall, at the le and constitute a breach of this trust (6. To pay all costs, fees and expendent of the payment of the state of the state of the payment of the state of this trust (6. To pay all costs, fees and expendent of the payment of the state of the state of the constitute a stareach of this trust (6. To pay all costs, fees and expendent)	y maintain insurance o y maintain insurance o s as the beneficiary ma e beneficiary, with loss t shall fail for any reaso thion of any policy of in e amount collected under such order as benefician grantor. Such applicat ant to such notice. Defore any part of such mediciary; should the g or, either by direct payz make payment thereof, hereinbelore described a herein described, and e option of the benefici t deed.	on the buildings not ay from time to time payable to the latte payable to the latte on to procure any suc nsurance now or here et any lire or other try may determine, or tion or release shall 1 and to pay all taxes, the taxes, assessments grantor fail to make j frantor fail	of all lien searches made by filing officers or searching w or herestier erected on the property against less or require, in an amount not less than & ULL INSURAN r; all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary effect placed on the buildings, the beneficiary may pro- insurance policy may be applied by beneficiary upon at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- assessments and other charges that may be levied or and other charges become past due or delinquent and payment of any taxes, assessments, insurance premiums, be deficiary with funds with which to make such pay- paid, with interest at the rate set forth in the nete his trust deed, shall be added to and become a part of h of any of the covenants hereof and lor such payments, notor, shall be bound to the same extent that they are shall be immediately due and payable without motice, ascered by this trust ared.
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the ciary as soon as insured; if the grantor t least fitteen days prior to the expira- ure the same at grantor's expenso. The my indebtodness secured hereby and in s- any part thereof, may be released to ader or invalidate any act done pursua S. To keep the property free fro sessed upon or against the property be omptly deliver receipts therefor to be, ms or other charges payable by granto hat, beneficiary may, at its option, m- ured hereby, together with the obligate debt secured by this trust deed, with th interest as aloresaid, the property und for the payment of the obligation d the nonpayment thereof shall, at the le and constitute a breach of this trust 6. To pay all costs, fees and expen- sive incomert in and detend any a ti none with the other of the secured in connection with or in 7. To appear in and detend any a	y maintain insurance o y maintain insurance o s as the beneficiary ma beneficiary, with loss that fail for any policy of ir amount collected und: such order as beneficial grantor. Such applicat grantor. Such applicat of the such notice. Such order as beneficiary grantor. Such applicat of any part of such neticiary; should the g or, either by direct pays make payment thereof, alions described in para bout waiver of any right hereinbelore described, and e option of the benefici t deed. Inses of this trust include netioring this obligat	on the buildings not ay from time to time payable to the latte payable to the latte on to procure any suc neurance now or here er any tire or other ity may determine, or tion or release shall to and to pay all taxes, the taxes, assessments frantor fail to make grantor fail to make ment or by providing and the amount so agraphs 6 and 7 of to the arising from breact as well as the gran iary, render all sums ding the cost of tith tion and trustee's ar tiporting to alloct to	of all lien searches made by filing officers or searching w or herestier erected on the property against lass or require, in an amount not less than & ULL INSURAN r; all policies of insurance shall be delivered to the bene- th insurance and to deliver the policies to the beneficiary pafter placed on the buildings, the beneficiary may pro- insurance policy may be applied by beneficiary upon at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- and other charges become past due or default here- and other charges become past due or default here- payment of any taxes, assessments, insurance premiums, beneficiary with funds with which to make such pry- paid, with interest at the rate set forth in the note hof any of the covenants hereof and become a part of hof any of the covenants hereof and become a part of hof any of the covenants hereof and become a part of hof any of the covenants hereof and hor such payments, not, shall be bound to the same extent that they are secured by this trust deed immediately due and payble secured by this trust deed immediately due and pay- be search as well as the other costs and expenses of the defaultion is the other costs and expenses of the account in the note.
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the ciary as soon as insured; if the grantor t least fitteen days prior to the expira tre the same at grantor's expense. The y indebtodness secured hereby and in 'any part thereof, may be released to der or invalidate any act done pursua S. To keep the property tree fro sessed upon or against the property entry beliver receipts therefor to be omptly deliver receipts therefor to be ins or other charges payable by granto ent, beneficiary may, at its option, m zured hereby, together with the obligate a debt secured by this trust deed, with th interest as aloresaid, the property und for the payment of the obligation of the nonpayment thereof shall, at the leand constitute a breach of this trust 6. To pay all costs, fees and expen- stee incurred in connection with or in 'T. To appear in and defend any and in any suit, action or proceeding in thored in this expense, including of the only all costs and expenses, including the pay all costs and expenses, including the second throw the the second by the second the second the second the second of the second the second the second is any suit, action or proceeding in the pay all costs and expenses, including the second the secon	y maintain insurance o y maintain insurance o s as the beneficiary ma be beneficiary, with loss to shall fail for any reaso tition of any policy of in amount collected und- such order as beneficia grantor. Such applicat, ant to such notice. before any part of such peneficiary; should the g or, either by direct pays make payment thereof, ations described in para sout waiver of any right hereinbelore described, n herein described in para sout waiver of any right hereinbelore described, n herein described, and the so of the benefici t deed. Inses of this frust includen enforcing this obligation or proceeding put which the beneficiant de widence of title and the swidence of title and the states of this frust in the source of title and the swidence of title and the source of th	on the buildings not ay from time to time payable to the latte payable to the latte payable to the latte payable to the latte payable to the latte and procure any size that any fire protection or release shall a and to pay all taxes, taxes, assessments frantor fail to make frantor fail to make ment or by providing and the amount so afraphs 6 and 7 of t is arising from breact a swell as the graud all such payments iary, render all sums ding the cost of tith, tion and trustee's an irporting to altect ti or frustee may appe	of all lien searches made by liling officers or searching w or herestier erected on the property against loss or require, in an amount not less than & ULL INSURAL r; all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary pafter placed on the buildings, the beneficiary may pro- rat option of beneficiary the applied by beneficiary upon at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- assessments and other charges that may be lovied or and other charges become past due or delinquent and payment of any taxes, assessments, insurance premiums, beneficiary with funds with which to make such pay- paid, with interest at the rate set forth in the note hof any of the covenants hereof and hor such payments, the immediately due and payable without motice, secured by this trust deed immediately due and pay- pases and the same extent that they are shall be immediately due and payable without motice, secured by this trust deed immediately due and pay- past for a starts deed immediately due and pay- ses attorney's fees actually incurred.
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the ciary as soon as insured; if the grantor t least fitteen days prior to the expira tre the same at grantor's expense. The y indebtodness secured hereby and in 'any part thereof, may be released to der or invalidate any act done pursua S. To keep the property tree fro sessed upon or against the property entry beliver receipts therefor to be omptly deliver receipts therefor to be ins or other charges payable by granto ent, beneficiary may, at its option, m zured hereby, together with the obligate a debt secured by this trust deed, with th interest as aloresaid, the property und for the payment of the obligation of the nonpayment thereof shall, at the leand constitute a breach of this trust 6. To pay all costs, fees and expen- stee incurred in connection with or in 'T. To appear in and defend any and in any suit, action or proceeding in thored in this expense, including of the only all costs and expenses, including the pay all costs and expenses, including the second throw the the second by the second the second the second the second of the second the second the second is any suit, action or proceeding in the pay all costs and expenses, including the second the secon	y maintain insurance o y maintain insurance o s as the beneficiary ma be beneficiary, with loss to shall fail for any reaso tition of any policy of in amount collected und- such order as beneficia grantor. Such applicat, ant to such notice. before any part of such peneficiary; should the g or, either by direct pays make payment thereof, ations described in para sout waiver of any right hereinbelore described, n herein described in para sout waiver of any right hereinbelore described, n herein described, and the so of the benefici t deed. Inses of this frust includen enforcing this obligation or proceeding put which the beneficiant de widence of title and the swidence of title and the states of this frust in the source of title and the swidence of title and the source of th	on the buildings not ay from time to time payable to the latte payable to the latte payable to the latte payable to the latte payable to the latte and procure any size that any fire protection or release shall a and to pay all taxes, taxes, assessments frantor fail to make frantor fail to make ment or by providing and the amount so afraphs 6 and 7 of t is arising from breact a swell as the graud all such payments iary, render all sums ding the cost of tith, tion and trustee's an irporting to altect ti or frustee may appe	of all lien searches made by liling officers or searching w or herestier erected on the property against loss or require, in an amount not less than & ULL INSURAL r; all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary pafter placed on the buildings, the beneficiary may pro- rat option of beneficiary the applied by beneficiary upon at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- assessments and other charges that may be lovied or and other charges become past due or delinquent and payment of any taxes, assessments, insurance premiums, beneficiary with funds with which to make such pay- paid, with interest at the rate set forth in the note hof any of the covenants hereof and hor such payments, the immediately due and payable without motice, secured by this trust deed immediately due and pay- pases and the same extent that they are shall be immediately due and payable without motice, secured by this trust deed immediately due and pay- past for a starts deed immediately due and pay- ses attorney's fees actually incurred.
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the ciary as soon as insured; if the grantor t least fitteen days prior to the expira- ire the same at grantor's expenso. The ry indebtodness secured hereby and in any part thereof, may be released to ader or invalidate any act done pursua S. To keep the property free fro sessed upon or against the property bo omptly deliver receipts therefor to be eases of there charges payable by granto ent, beneficiary may, at its option, m sured hereby, together with the obliga- e debt secured by this trust deed, with th inferest as aloresaid, the property und for the payment of the obligation d the nonpayment thereof shall, at the le and constitute a breach of this trust 6. To pay all costs, fees and expen- ste incurred in connection with or it 7. To appear in and defend any a 1 in any suit, action or proceeding in n pay all costs and expenses, including e ntioned in this paragraph 7 in all cases trial court, grantor further agrees to a first mutually agreed that: 8. To the payment due to the strust and the source of the papeal.	y maintain insurance o s as the beneficiary ma be beneficiary, with loss as the beneficiary ma beneficiary, with loss thin of any policy of in amount collected unds such order as benefician grantor. Such applicat ant to such notice. Defore any part of such neficiary; should the g or, either by direct payz make payment thereof, hereinbelore described, n herein described in para bout waiver of any right hereinbelore described, an herein described, and e option of the benefici t deed. mass of this trust includen n enforcing this obligan which the beneficiary of which the beneficiary of which the beneficiary of avidence of title and the pay such sum as the app	on the buildings not ay from time to time payable to the latte payable to the latte payable to the latte payable to the latte payable to the latte and in any tire or other try may determine, or tion or release shall i and to pay all taxes, the taxes, assessments grantor fail to make of the amount so grantor fail to make of the amount so and the amount so arguphs 6 and 7 of the ts arising from breac- t, as well as the gran and the amount so arguphs 6 and 7 of the ts arising from breac- t, as well as the fran- tion and trustee's an intry, render all sums ding the cost of tith tion and trustee's an importing to affect the of fusies may appendent of the trial court and in the poellate court shall to the trial to the trial tri	of all lien searches made by filing officers or searching w or herestier erected on the property against loss or require, in an amount not less than & ULL INSURAN r; all policies of insurance shall be delivered to the bene- th insurance and to deliver the policies to the beneficiary pafter placed on the buildings, the beneficiary may pro- insurance policy may be applied by beneficiary upon at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- and other charges become past due or delinquent and payment of any taxes, assessments, insurance premiums, beater with funds with which to make such pay- paid, with interest at the rate set forth in the note has trust deed, shall be added to and become a part of ho fund the covenants hereof and hor such payments, not, shall be bound to the same extent that they are secured by this trust deed immediately due and pay- ter and by this trust deed immediately due and pay- ter and by this trust deed index and expenses of the distormey's fees actually incurred. The security rights or powers of beneficiary or trustee: ar, including any suit for the foreclosure of this deed, ustee's attorney's tes; the amount of attorney's lees he event of an appeal from any judgment or decree of adjudge reasonable as the beneficiary's or trustee's at-
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the clary as soon as insured; if the grantor t least fitteen days prior to the expira- ine the same at grantor's expenso. The y indebtodness secured hereby and in n any part thereof, may be released to ader or invalidate any act done pursua S. To keep the property free fro sessed upon or against the property be omply deliver receipts therefor to be ons or other charges payable by granto ent, beneficiary may, at its option, m sured hereby, together with the obligate of the nonsyment of the obligation d the nonsyment of the obligation f the nonsyment for the obligation f the nonsyment thereof shall, at the leand constitute a breach of this trust 6. To pay ell costs, fees and expen- stee inclured in connection with or in 7. To appear in and defend any and in any suit, action or proceeding in n pay all costs and expenses, including e ntioned in this paragraph 7 in all case trial court, granto further agrees to p ney's fees on such appeal. It is mutually agreed that: 8. In the event that any portion o ary shall have the right, if it so elect	y maintain insurance o s as the beneficiary ma beneficiary, with loss r shall fail for any reaso thion of any policy of ir amount collected und such order as beneficiar grantor. Such applicat grantor. Such applicat of the such notice. The construction liens a before any part of such meliciary; should the g or, either by direct pays make payment thereof, ations described in para lout waiver of any right hereinbelore described, and e option of the benefici f deed. In sets of this trust inclus which the beneficiary of which the beneficiary of swidence of title and the pay such sum as the ap- pay such sum as the ap- tion all of the property s ts, to require that all of	on the buildings not ay from time to time payable to the latte payable to the latte payable to the latte payable to the latte er any tire or other er any tire or other er any tire or other er any tire or other er any tire of the tis arise of the taxes, here taxes, assessments frantor fail to make i grantor fail to make i ment or by providing and the amount so graphs 6 and 7 of t is arising from breac. I, as well as the gran d all such payments iary, render all sums ding the cost of title tion and trustee's ar tiporting to affect ti or trustee may appe te beneficiary's or ti pellate court shall i shall be taken under or any potion of t	of all lien searches made by liling officers or searching w or herestier erected on the property against loss or require, in an amount not less than & ULL INSURAL r; all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary pafter placed on the buildings, the beneficiary may pro- insurance policy may be applied by beneficiary may pro- insurance policy may be applied by beneficiary upon at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- assessments and other charges that may be levied or and other charges become past due or delinquent and other charges become past due or delinquent and payment of any taxes, assessments, insurance premiums, be beneficiary with funds with which to make such pay- paid, with interest at the rate set lotth in the note hol any of the covenants hereof and lor such payments, the bound to the same extent that they are shall be immediately due and payable without notice, assearch as well as the other costs and expenses of the distorry's fees actually incurred. The secured by this trust deed immediately due and pay- ar, including any suit for the foreclosure of this deed, attorney's fees, the amount of attorney's lees attorney's lees; the amount of attorney's lees adjudge reasonable as the beneficiary's or trustee's at- ator and payable to an appeal from any judgment or decree of adjudge reasonable as the beneficiary's or trustee's at-
4. To provide and continuously amage by fire and such other hazards tritten in companies acceptable to the clary as soon as insured; if the grantor t least fitteen days prior to the expirature the same at grantor's expenso. The y indebtedness secured hereby and in a my part thereof, may be released to inder or invalidate any act done pursua S. To keep the property free frossessed upon or against the property free frossessed upon or against the property be frantor's expense. The best of other charges payable by grantor of the expirative device the property is of the reby, together with the obligato of the nonpayment of the obligation of the nonpayment of the obligation of the nonpayment thereoi shall, at the leand constitute a breach of this trust 6. To pay all costs, fees and expenses, including entities and expenses, including entities and expenses, including entities on the spanet for the trust of the spanet of the spanet of the spanet of the obligation of the spanet of the obligation. To appear in and defend any at in any suit, action or proceeding in the pay all costs and expenses, including entities on such appeal. It is mutually agreed that: 8. In the event that any portion of ary shall have the right, if it so elect	y maintain insurance o s as the beneficiary ma be beneficiary, with loss t shall fail for any reaso tion of any policy of in amount collected undi- such order as benefician (frantor. Such applicat, ant to such notice. In construction liens a before any part of such neticiary; should the g or, either by direct pays make payment thereof, ations described in para- tiout waiver of any right hereinbefore described, and e option of the benefici t deed. Insess of this trust incluun n enforcing this obligation to a proceeding put which the beneficiary of avidence of title and the es shall be fixed by the pay such sum as the ap- or all of the property s is, to require that all of trustee hereunder must be	on the buildings not ay from time to time payable to the latte payable to the latte on to procure any suc nsurance now or here 's any lire or other 's any different or other the second second second tion or release shall a and to pay all taxes, that axes, assessments grantor fail to make grant and the amount so agraphs 6 and 7 oit ti is arising from breac- l, as well as the grant d all such payments ding the cost of title tion and trustee's an triporting to allect the to functe may appe- be beneficiary's or the to functe court shall a shall be faken under or any portion of the either an otherway appe-	of all lien searches made by illing officers or searching w or herestier erected on the property against less are brequire, in an amount not less than & ULL INSURAN i; all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary pafter placed on the buildings, the beneficiary may pro- at option of beneficiary the applied by beneficiary may pro- at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- histrance palses become past due or delinquent and payment of any faxes, assessments, insurance premiums, a beneficiary the rate set forth in the note his trust deed, shall be added to and become a part of hot any of the covenants hereof and for such payments, and of the covenants hereof and for such payments, beneficiary with funds with which to make such pay- his trust deed, shall be added to and become a part of hot any of the covenants hereof and for such payments, and the charges the the same extent that they are shall be bound to the same extent that they are shall be immediately due and payable without motice. I secured by this trust deed immediately due and pay- es earch as well as the other costs and expenses of the de attorney's fees actually incurred. The security rights or powers of beneficiary or trustee: ar, including any suit for the foreclosure of this deed; he event of an appeal from any judgment or decree of adjudge reasonable as the beneficiary's or trustee's at- the right of eminent domain or condemnation, bene- the monies payable as compensation for such taking,
4. To provide and continuously amage by fire and such other hazards tritten in companies acceptable to the clary as soon as insured; if the grantor t least fitteen days prior to the expirature the same at grantor's expenso. The y indebtedness secured hereby and in a my part thereof, may be released to inder or invalidate any act done pursua S. To keep the property free frossessed upon or against the property free frossessed upon or against the property be frantor's expense. The best of other charges payable by grantor of the expirative device the property is of the reby, together with the obligato of the nonpayment of the obligation of the nonpayment of the obligation of the nonpayment thereoi shall, at the leand constitute a breach of this trust 6. To pay all costs, fees and expenses, including entities and expenses, including entities and expenses, including entities on the spanet for the trust of the spanet of the spanet of the spanet of the obligation of the spanet of the obligation. To appear in and defend any at in any suit, action or proceeding in the pay all costs and expenses, including entities on such appeal. It is mutually agreed that: 8. In the event that any portion of ary shall have the right, if it so elect	y maintain insurance o s as the beneficiary ma be beneficiary, with loss t shall fail for any reaso tion of any policy of in amount collected undi- such order as benefician (frantor. Such applicat, ant to such notice. In construction liens a before any part of such neticiary; should the g or, either by direct pays make payment thereof, ations described in para- tiout waiver of any right hereinbefore described, and e option of the benefici t deed. Insess of this trust incluun n enforcing this obligation to a proceeding put which the beneficiary of avidence of title and the es shall be fixed by the pay such sum as the ap- or all of the property s is, to require that all of trustee hereunder must be	on the buildings not ay from time to time payable to the latte payable to the latte on to procure any suc nsurance now or here 's any lire or other 's any different or other the second second second tion or release shall a and to pay all taxes, that axes, assessments grantor fail to make grant and the amount so agraphs 6 and 7 oit ti is arising from breac- l, as well as the grant d all such payments ding the cost of title tion and trustee's an triporting to allect the to functe may appe- be beneficiary's or the to functe court shall a shall be faken under or any portion of the either an otherway appe-	of all lien searches made by illing officers or searching w or herestier erected on the property against less are brequire, in an amount not less than & ULL INSURAN i; all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary pafter placed on the buildings, the beneficiary may pro- at option of beneficiary the applied by beneficiary may pro- at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- histrance palses become past due or delinquent and payment of any faxes, assessments, insurance premiums, a beneficiary the rate set forth in the note his trust deed, shall be added to and become a part of hot any of the covenants hereof and for such payments, and of the covenants hereof and for such payments, beneficiary with funds with which to make such pay- his trust deed, shall be added to and become a part of hot any of the covenants hereof and for such payments, and the charges the the same extent that they are shall be bound to the same extent that they are shall be immediately due and payable without motice. I secured by this trust deed immediately due and pay- es earch as well as the other costs and expenses of the de attorney's fees actually incurred. The security rights or powers of beneficiary or trustee: ar, including any suit for the foreclosure of this deed; he event of an appeal from any judgment or decree of adjudge reasonable as the beneficiary's or trustee's at- the right of eminent domain or condemnation, bene- the monies payable as compensation for such taking,
4. To provide and continuously amage by fire and such other hazards tritten in companies acceptable to the clary as soon as insured; if the grantor t least fitteen days prior to the expirature the same at grantor's expenso. The y indebtedness secured hereby and in a my part thereof, may be released to inder or invalidate any act done pursua S. To keep the property free frossessed upon or against the property free frossessed upon or against the property be frantor's expense. The best of other charges payable by grantor of the expirative device the property is of the reby, together with the obligato of the nonpayment of the obligation of the nonpayment of the obligation of the nonpayment thereoi shall, at the leand constitute a breach of this trust 6. To pay all costs, fees and expenses, including entities and expenses, including entities and expenses, including entities on the spanet for the trust of the spanet of the spanet of the spanet of the obligation of the spanet of the obligation. To appear in and defend any at in any suit, action or proceeding in the pay all costs and expenses, including entities on such appeal. It is mutually agreed that: 8. In the event that any portion of ary shall have the right, if it so elect	y maintain insurance o s as the beneficiary ma be beneficiary, with loss t shall fail for any reaso tion of any policy of in amount collected undi- such order as benefician (frantor. Such applicat, ant to such notice. In construction liens a before any part of such neticiary; should the g or, either by direct pays make payment thereof, ations described in para- tiout waiver of any right hereinbefore described, and e option of the benefici t deed. Insess of this trust incluun n enforcing this obligation to a proceeding put which the beneficiary of avidence of title and the es shall be fixed by the pay such sum as the ap- or all of the property s is, to require that all of trustee hereunder must be	on the buildings not ay from time to time payable to the latte payable to the latte on to procure any suc nsurance now or here 's any lire or other 's any different or other the second second second tion or release shall a and to pay all taxes, that axes, assessments grantor fail to make grant and the amount so agraphs 6 and 7 oit ti is arising from breac- l, as well as the grant d all such payments ding the cost of title tion and trustee's an triporting to allect the to functe may appe- be beneficiary's or the to functe court shall a shall be faken under or any portion of the either an otherway appe-	of all lien searches made by illing officers or searching w or herestier erected on the property against less or require, in an amount not less than & ULL INSURAN r; all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary pafter placed on the buildings, the beneficiary may pro- insurance policy may be applied by beneficiary may pro- insurance policy may be applied by beneficiary upon at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- assessments and other charges that may be levied or and other charges become past due or definquent and the network with interest at the rate set forth in the network has trust deed, shall be added to and become a part of ho f any of the covenants hereof and hor such payments, notor, shall be bound to the same extent that they are the secured by this trust deed immediately due and pay- e search as well as the other costs and expenses of the distorney's fees actually incurred. The security rights or powers of beneficiary or trustee: ar, including any suit for the foreclosure of this deed, wide attorney's lees; the amount of attorney's lees he event of an appeal from any judgment or decree of adjudge reasonable as the beneficiary's or trustee's at- the right of eminent domain or condemnation, bene- the monies payable as compensation for such taking,
4. To provide and continuously amage by fire and such other hazards tritten in companies acceptable to the clary as soon as insured; if the grantor t least fitteen days prior to the expirature the same at grantor's expenso. The y indebtedness secured hereby and in a my part thereof, may be released to inder or invalidate any act done pursua S. To keep the property free frossessed upon or against the property free frossessed upon or against the property be frantor's expense. The best of other charges payable by grantor of the expirative device the property is of the reby, together with the obligato and the nonpayment of the obligation of the nonpayment of the obligation of the nonpayment thereoi shall, at the leant occustitute a breach of this trust 6. To pay all costs, fees and expenses, including entities and expenses, including entities and expenses, including entities on the spanter for the payment of the obligation for the payment for the spanter of the strust of the nonpayment thereoi shall, at the pay all costs and expenses, including entities and expenses, including entities on the spanse for the spanter of the spanter	y maintain insurance o s as the beneficiary ma be beneficiary, with loss t shall fail for any reaso tion of any policy of in amount collected undi- such order as benefician (frantor. Such applicat, ant to such notice. In construction liens a before any part of such neticiary; should the g or, either by direct pays make payment thereof, ations described in para- tiout waiver of any right hereinbefore described, and e option of the benefici t deed. Insess of this trust incluun n enforcing this obligation to a proceeding put which the beneficiary of avidence of title and the es shall be fixed by the pay such sum as the ap- or all of the property s is, to require that all of trustee hereunder must be	on the buildings not ay from time to time payable to the latte payable to the latte on to procure any suc nsurance now or here 's any lire or other 's any different or other the second second second tion or release shall a and to pay all taxes, that axes, assessments grantor fail to make grant and the amount so agraphs 6 and 7 oit ti is arising from breac- l, as well as the grant d all such payments ding the cost of title tion and trustee's an triporting to allect the to functe may appe- be beneficiary's or the to functe court shall a shall be faken under or any portion of the either an otherway appe-	of all lien searches made by illing officers or searching w or herestier erected on the property against less are brequire, in an amount not less than & ULL INSURAN i; all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary pafter placed on the buildings, the beneficiary may pro- at option of beneficiary the applied by beneficiary may pro- at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- histrance palses become past due or delinquent and payment of any faxes, assessments, insurance premiums, a beneficiary the rate set forth in the note his trust deed, shall be added to and become a part of hot any of the covenants hereof and for such payments, and of the covenants hereof and for such payments, beneficiary with funds with which to make such pay- his trust deed, shall be added to and become a part of hot any of the covenants hereof and for such payments, and the charges the the same extent that they are shall be bound to the same extent that they are shall be immediately due and payable without motice. I secured by this trust deed immediately due and pay- es earch as well as the other costs and expenses of the de attorney's fees actually incurred. The security rights or powers of beneficiary or trustee: ar, including any suit for the foreclosure of this deed; he event of an appeal from any judgment or decree of adjudge reasonable as the beneficiary's or trustee's at- the right of eminent domain or condemnation, bene- the monies payable as compensation for such taking,
4. To provide and continuously amage by fire and such other hazards armage by fire and such other hazards ritten in companies acceptable to the clary as soon as insured; if the grantor t least fitteen days prior to the expirature the same af grantor's expenso. The y indebtodness secured hereby and in a my part thereof, may be released to adder or invalidate any act done pursuas 5. To keep the property free from the expirature the same af grantor's expensor. The sessed upon or against the property free from the expirature devices payable by grantor of the expirature devices payable by grantor of the other charges payable by grantor of the other charges payable by grantor of the nonpayment of the obligation for the payment of the obligation of the nonpayment thereof shall, at the le and constitute a breach of this trust 6. To pay ell costs, tees and expenses the incurred in connection with or it 7. To appear in and defend any at its my all costs, and expenses trial court, grantor further agrees to pay all costs and expenses, including entitioned in this paragraph 7 in all case trial court, grantor further agrees to pay shall have the right, if it so elect Et he Trust Deed Act provides that the to incurre the ready of company of the sholes that incurre the read property of this stop that the other of the stop the pay all costs and expenses. The second stop the property is the stop the stop the stop the stop of the stop the stop of the stop of the stop the stop of	y maintain insurance o s as the beneficiary ma be beneficiary, with loss t shall fail for any reaso tion of any policy of in amount collected undi- such order as benefician (frantor. Such applicat, ant to such notice. In construction liens a before any part of such neticiary; should the g or, either by direct pays make payment thereof, ations described in para- tiout waiver of any right hereinbefore described, and e option of the benefici t deed. Insess of this trust incluun n enforcing this obligation to a proceeding put which the beneficiary of avidence of title and the es shall be fixed by the pay such sum as the ap- or all of the property s is, to require that all of trustee hereunder must be	on the buildings not ay from time to time payable to the latte payable to the latte on to procure any suc nsurance now or here 's any lire or other 's any different or other the second second second tion or release shall a and to pay all taxes, that axes, assessments grantor fail to make grant and the amount so agraphs 6 and 7 oit ti is arising from breac- l, as well as the grant d all such payments ding the cost of title tion and trustee's an triporting to allect the to functe may appe- be beneficiary's or the to functe court shall a shall be faken under or any portion of the either an otherway appe-	of all lien searches made by liling officers or searching w or herestier erected on the property addinst less ne require, in an amount not less than & ULL INSURM r; all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the bene- linsurance and to deliver the policies to the bene- linsurance of the buildings, the beneficiary may pro- at option of beneficiary the entire amount so collected, not cure or waive any delault or notice of delault here. Assessments and other charges that may be levied or and other charges become past due or delinquent and payment of any taxes, assessments, insurance premiums, be beneficiary the rate set forth in the note his trust deed, shall be added to and become a patt of hot any of the covenants hereof and hor such payments shall be bound to the same extent that they are shall be immediately due and payable without motice, assert by this trust deed immediately due and pay- e secured by this trust deed immediately due and pay- reading any suit for the foreclosure of this deed, attorney's fees actually incurred. A search as well as the other costs and expenses of the distorney's fees, and any judgment or decree of adjudge reasonable as the beneficiary's or trustee: ar, including any suit for the foreclosure of this deed adjudge reasonable as the beneficiary's or trustee's at- the tright of eminent domain or condemnation, bene- he monies payable as compensation for such taking, who is cn active member of the Oregon State Bar, a bank, es, the United States or eny agency thereef, or an estrew (STATE OF OREGON,
4. To provide and continuously amage by fire and such other hazards armage by fire and such other hazards ritten in companies acceptable to the clary as soon as insured; if the grantor t least fitteen days prior to the expirature the same af grantor's expenso. The y indebtodness secured hereby and in a my part thereof, may be released to adder or invalidate any act done pursuas 5. To keep the property free from the expirature the same af grantor's expensor. The sessed upon or against the property free from the expirature devices payable by grantor of the expirature devices payable by grantor of the other charges payable by grantor of the other charges payable by grantor of the nonpayment of the obligation for the payment of the obligation of the nonpayment thereof shall, at the le and constitute a breach of this trust 6. To pay ell costs, tees and expenses the incurred in connection with or it 7. To appear in and defend any at its my all costs, and expenses trial court, grantor further agrees to pay all costs and expenses, including entitioned in this paragraph 7 in all case trial court, grantor further agrees to pay shall have the right, if it so elect Et he Trust Deed Act provides that the to incurre the ready of company of the sholes that incurre the read property of this stop that the other of the stop the pay all costs and expenses. The second stop the property is the stop the stop the stop the stop of the stop the stop of the stop of the stop the stop of	y maintain insurance o s as the beneficiary ma be beneficiary, with loss t shall fail for any reaso tion of any policy of in amount collected undi- such order as benefician (frantor. Such applicat, ant to such notice. In construction liens a before any part of such neticiary; should the g or, either by direct pays make payment thereof, ations described in para- tiout waiver of any right hereinbefore described, and e option of the benefici t deed. Insess of this trust incluun n enforcing this obligation to a proceeding put which the beneficiary of avidence of title and the es shall be fixed by the pay such sum as the ap- or all of the property s is, to require that all of trustee hereunder must be	on the buildings not ay from time to time payable to the latte payable to the latte on to procure any suc nsurance now or here 's any lire or other 's any different or other the second second second tion or release shall a and to pay all taxes, that axes, assessments grantor fail to make grant and the amount so agraphs 6 and 7 oit ti is arising from breac- l, as well as the grant d all such payments ding the cost of title tion and trustee's an triporting to allect the to functe may appe- be beneficiary's or the to functe court shall a shall be faken under or any portion of the either an otherway appe-	of all lien searches made by illing officers or searching w or herestier erected on the property adainst loss or require, in an amount not less than & ULL INSURM is all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the bene- insurance and to deliver the policies to the bene- insurance policy may be applied by beneficiary upon at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- assessments and other charges that may be levied or and other charges become past due or delinquent and payment of any taxes, assessments, insurance premiums, peneficiary with funds with which to make such pay- paid, with interest at the rate set forth in the note his trust deed, shall be added to and become a patt of hot any of the covenants hereof and become a patt of hot, shall be bound to the same extent that they are shall be immediately due and payble without motice, assearch as well as the other costs and expenses of the distorrey's fees actually incurred. A search as well as the other costs and expenses of the start is differed of any penel for powers of beneficiary or trustee: ar, including any suit for the foreclosure of this deed, adjudge reasonable as the beneficiary's or trustee's at- the right of eminent domain or condemnation, bene- he monies payable as compensation for such taking, who is can active member of the Oregon State Bar, a bank, es, the United States or eny agency thereof, or an excrew (STATE OF OREGON, SS.
4. To provide and continuously amage by fire and such other hazards armage by fire and such other hazards ritten in companies acceptable to the clary as soon as insured; if the grantor t least fitteen days prior to the expirature the same af grantor's expenso. The y indebtodness secured hereby and in a my part thereof, may be released to adder or invalidate any act done pursuas 5. To keep the property free from the expirature the same af grantor's expensor. The sessed upon or against the property free from the expirature devices payable by grantor of the expirature devices payable by grantor of the other charges payable by grantor of the other charges payable by grantor of the nonpayment of the obligation for the payment of the obligation of the nonpayment thereof shall, at the le and constitute a breach of this trust 6. To pay ell costs, tees and expenses the incurred in connection with or it 7. To appear in and defend any at its my all costs, and expenses trial court, grantor further agrees to pay all costs and expenses, including entitioned in this paragraph 7 in all case trial court, grantor further agrees to pay shall have the right, if it so elect Et he Trust Deed Act provides that the to incurre the ready of company of the sholes that incurre the read property of this stop that the other of the stop the pay all costs and expenses. The second stop the property is the stop the stop the stop the stop of the stop the stop of the stop of the stop the stop of	y maintain insurance o s as the beneficiary ma be beneficiary, with loss t shall fail for any reaso tion of any policy of in amount collected undi- such order as benefician (frantor. Such applicat. ant to such notice. In construction liens a before any part of such neticiary; should the g or, either by direct pays make payment thereof, ations described in para- tiout waiver of any right hereinbefore described, and e option of the benefici t deed. Inses of this trust incluun n enforcing this obligation or proceeding put which the beneficiary of evidence of title and the estable to such such as the pay such sum as the ap- ts, fo require that all of trustee hereunder must be	on the buildings not ay from time to time payable to the latte payable to the latte on to procure any suc nsurance now or here 's any lire or other 's any different or other the second second second tion or release shall a and to pay all taxes, that axes, assessments grantor fail to make grant and the amount so agraphs 6 and 7 oit ti is arising from breac- l, as well as the grant d all such payments ding the cost of title tion and trustee's an triporting to allect the to functe may appe- be beneficiary's or the to functe court shall a shall be faken under or any portion of the either an otherway appe-	of all lien searches made by illing officers or searching w or herestier erected on the property addingt lies or require, in an amount not less than & ULL INSURM r; all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary matter placed on the buildings, the beneficiary may pro- insurance policy may be applied by beneficiary upon at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- and other charges become past due or delinquent and other charges become past due or delinquent and payment of any taxes, assessments, insurance premiums, beneficiary with funds with which to make such pay- paid, with interest at the rate set forth in the note hol any of the covenants hereof and become a part of hol any of the covenants hereof and become a part of hol any of the covenants hereof and become a part of hol any of the covenants hereof and hor such pay- net, shall be abund to the same extent that they are shall be immediately due and payable without notice, a secured by this trust deed immediately due and pay- e search as well as the other costs and expenses of the distorney's fees actually incurred. The security rights or powers of beneficiary or trustee: ar, including any suit for the foreclosure of this deed, ustee's attorney's lees; the amount of attorney's lees adjudge reasonable as the beneficiary's or trustee: at- the right of eminent domain or condemination, bene- he monies payable as compensation for such taking, who is an active member of the Oregon State Bar, a bank, ea, the United States, a tille insurance company auffice- as, the United States or eny agancy thereef, or an estrew (STATE OF OREGON, is county of certify that the within instru- ment was received for record on the
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the clary as soon as insured; if the grantor the same at grantor's expenso. The y indebtodness secured hereby and in a any part thereof, may be released to order or invalidate any act done pursua S. To keep the property free fro sessed upon or against the property be omply deliver receipts theretor to be may on the charges payable by granto ent, beneficiary may, at its option, m und for the payment of the obligator of the nonsymmet thereof shall, at the sesse dupon or granton thereof shall, at the of the nonsymmet of the obligator of the nonsymmet for the obligator for any card and expenses, including e stee incurred in connection with or in 7. To appear in and defend any and in any suit, action or proceeding in trail costs and expenses, including e nutor, frantor further agrees to trail costs and expenses, including e trail court, grantor further agrees to ary shall have the right, if it so elect TRUST DEED TRUST DEED	y maintain insurance o s as the beneficiary ma be beneficiary, with loss t shall fail for any reaso tion of any policy of in amount collected undi- such order as benefician (frantor. Such applicat. ant to such notice. In construction liens a before any part of such neticiary; should the g or, either by direct pays make payment thereof, ations described in para- tiout waiver of any right hereinbefore described, and e option of the benefici t deed. Inses of this trust incluun n enforcing this obligation or proceeding put which the beneficiary of evidence of title and the estable to such such as the pay such sum as the ap- ts, fo require that all of trustee hereunder must be	on the buildings not ay from time to time payable to the latte payable to the latte on to procure any suc nurrance now or here er any tire or other it and the pay all taxes, the taxes, assessments fund to pay all taxes, the taxes, assessments ment or by providing and the amount so agraphs 6 and 7 of t is arising from breact as well as the grau and the amount so all such payments iary, render all sums ding the cost of tith tion and trustee's ar tiporting to alfect ti or trustee may appe is beneficiary's or ti perial court shall to pay the taken under or any portion of the e time court shall to attes, agents or branch	of all lien searches made by liling officers or searching w or herestier erected on the property against loss or require, in an amount not less than & ULL INSURM r; all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary pafter placed on the buildings, the beneficiary may pro- insurance on the buildings, the beneficiary may pro- insurance of the deliver the policies to the beneficiary at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- assessments and other charges that may be levied or and other charges become past due or delinquent and the charges become past due or delinquent and the charges become past due or delinquent and the beneficiary with funds with which to make such pay- paid, with interest at the rate set forth in the note has trust deed, shall be added to and become a part of hot any of the covenants hereof and lor such payments, shall be immediately due and payable without notice, assecured by this trust deed immediately due and pay- e secured by this trust deed immediately due and pay- e search as well as the other costs and expenses of the distorney's fees actually incurred. The security rights or powers of beneficiary or trustee: ar, including any suit for the foreclosure of this deed, ustee's attorney's lees; the amount of attorney's lees adjudge reasonable as the beneficiary's or trustee: at- the right of eminent domain or condemnation, bene- he monies payable as compensation for such taking, who is an active member of the Oregon State Bar, a bank, ea, the United States; a tille insurance company autime- es, the United States; a tille insurance company autime- as, the United States; a tille i
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the clary as soon as insured; if the grantor t least fitteen days prior to the expira- ure the same at grantor's expenso. The py indebtodness secured hereby and in s- any part thereof, may be released to ader or invalidate any act done pursua S. To keep the property free fro sessed upon or against the property be omptly deliver receipts therefor to be uses of other charges payable by granto- ent, beneficiary may, at its option, m sured hereby, together with the obliga- e debt secured by this trust deed, with th inferest as aloresaid, the property und for the payment of the obligation d the nonpayment thereoi shall, at the lee and constitute a breach of this trust 6. To pay all costs, fees and expen- site incurred in connection with or it 7. To appear in and defend any a 1 in any suit, action or proceeding in n pay all costs and expenses, including e ntioned in this paragraph 7 in all case trial court, grantor further agrees to p ary shall have the right, if it so elect E : The Trust Deed Act provides that the st company or savings and loan association is to insure title to real property of this stud t licensed under ORS 696.505 to 696.585 TRUST DEED	y maintain insurance o s as the beneficiary ma be beneficiary, with loss t shall fail for any reaso tion of any policy of in amount collected undi- such order as benefician (frantor. Such applicat. ant to such notice. In construction liens a before any part of such neticiary; should the g or, either by direct pays make payment thereof, ations described in para- tiout waiver of any right hereinbefore described, and e option of the benefici t deed. Inses of this trust incluun n enforcing this obligation or proceeding put which the beneficiary of evidence of title and the estable to such such as the pay such sum as the ap- ts, fo require that all of trustee hereunder must be	on the buildings not ay from time to time payable to the lattle on to procure any suc insurance now or here er any lite or other try may determine, or tion or release shall i and to pay all taxes, the taxes, assessments grantor fail to make j frantor fail to make j agraphs 6 and 7 of t its arising from breac- l, as well as the gran and the amount so agraphs 6 and 7 of t its arising from breac- l, as well as the gran dall such payments iary, render all sums ding the cost of tith tion and trustee's ar triporting to allect ti or trustee may appe to beneficiary's or tr e trial court and in t ppellate court shall to a fault be taken under or any portion of the e either an attamey, via under the laws of O ales, agents or branch FOR	of all lien searches made by liling officers or searching w or herestier erected on the property against less or require, in an amount not less than & ULL INSURM r; all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary matter placed on the buildings, the beneficiary may pro- insurance of the deliver the policies to the beneficiary at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- and other charges become past due or delinquent and other charges become past due or delinquent and the payment of any taxes, assessments, insurance premiums, beneficiary with funds with which to make such pay- paid, with interest at the rate set forth in the note hol any of the covenants hereof and become a part of hol any of the covenants hereof and become a part of hol any of the covenants hereof and become a part of hol any of the covenants hereof and become a part of hol any of the same extent that they are shall be immediately due and payable without notice, assecured by this trust deed immediately due and pay- e search as well as the other costs and expenses of the d attorney's fees actually incurred. The security rights or powers of beneficiary or trustee: ar, including any suit for the foreclosure of this deed, ustee's attorney's lees; the amount of attorney's lees adjudge reasonable as the beneficiary's or trustee: at- the right of eminent domain or condemnation, bene- he monies payable as compensation for such taking, who is an active member of the Oregon State Ber, a bank, egen or the United States; a tille insurance company outfie- ar, the United States; a tille i
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the clary as soon as insured; if the grantor the same at grantor's expenso. The y indebtodness secured hereby and in a any part thereof, may be released to order or invalidate any act done pursua S. To keep the property free fro sessed upon or against the property be omply deliver receipts theretor to be may on the charges payable by granto ent, beneficiary may, at its option, m und for the payment of the obligator of the nonsymmet thereof shall, at the sesse dupon or granton thereof shall, at the of the nonsymmet of the obligator of the nonsymmet for the obligator for any card and expenses, including e stee incurred in connection with or in 7. To appear in and defend any and in any suit, action or proceeding in trail costs and expenses, including e nutor, frantor further agrees to trail costs and expenses, including e trail court, grantor further agrees to ary shall have the right, if it so elect TRUST DEED TRUST DEED	y maintain insurance o s as the beneficiary ma be beneficiary, with loss t shall fail for any reaso tion of any policy of in amount collected undi- such order as benefician (frantor. Such applicat. ant to such notice. In construction liens a before any part of such neticiary; should the g or, either by direct pays make payment thereof, ations described in para- tiout waiver of any right hereinbefore described, and e option of the benefici t deed. Inses of this trust incluun n enforcing this obligation or proceeding put which the beneficiary of evidence of title and the estable to such such as the pay such sum as the ap- ts, fo require that all of trustee hereunder must be	on the buildings not ay from time to time payable to the latter payable to the latter and it pay all taxes, tion or release shall the and to pay all taxes, the taxes, assessments frantor fail to make the amount so graphs 6 and 7 of the satisfies of a satisfies of the of all such payments and the cost of tith tion and trustee's an triporting to alfect the populate court and in stall be faken under or any portion of the stall be faken under of any contion of the stall be faken so for alles, agents or branch SPACE RESERVED	of all lien searches made by liling officers or searching w or herestier erected on the property against less ar- brequire, in an amount not less than & ULL INSURAL regulates of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the bene- insurance policy may be applied by beneficiary men- at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- and other charges that may be lavied or and other charges become past due or delinquent and payment of any taxes, assessments, insurance premiums, senticiary with funds with which to make such pay- ment of any taxes, assessments, insurance premiums, shell be immediately due and payable without notice, assessments at the rate set forth in the note his trust deed, shall be added to and become a part of hot any of the covenant's hereof and for such payments, shall be immediately due and payable without notice, a secured by this trust deed immediately due and pay- e search as well as the other costs and expenses of the de attorney's fees actually incurred. the security rights or powers of beneficiary or trustee: ar, including any suit for the loreclosure of this deed, the event of an appeal from any judgment or decree of adjudge reasonable as the beneficiary's or trustee's at- the right of eminent domain or condemination, bene- the monies payable as compensation for such taking, who is an active member of the Oregon State Bar, a bank, egon or the United States, a tille insurance company authouses, at the right of eminent domain or condemination, bene- ment was received for record on the detay of
4. To provide and continuously of amage by fire and such other hazards armage by fire and such other hazards ritten in companies acceptable to the clary as soon as insured; if the grantor it least fitteen days prior to the expirative the same at grantor's expenso. The yindebtodness secured hereby and in a any part thereof, may be released to nder or invalidate any act done pursua S. To keep the property free frossesed upon or against the property be ompily deliver receipts theretor to be onso other charges payable by granto ends or other charges payable by granto ends or other charges payable by granto be debt secured by this trust option, the obligation of the onspirative thereof shall, at the leand constitute a breach of this trust 6. To appear in and defend any at in any suit, action or proceeding in the pay all costs and expenses, including entitle or further state of the the such appeal. It is mutually agreed that: 8. In the event that any portion of ary shall have the right, if it so elect for the such appeal. It is mutually agreed that: 8. The the approved that the state of	y maintain insurance o s as the beneficiary ma be beneficiary, with loss t shall fail for any reaso tion of any policy of in amount collected undi- such order as benefician (frantor. Such applicat. ant to such notice. In construction liens a before any part of such neticiary; should the g or, either by direct pays make payment thereof, ations described in para- tiout waiver of any right hereinbefore described, and e option of the benefici t deed. Inses of this trust incluun n enforcing this obligation or proceeding put which the beneficiary of evidence of title and the estable to such such as the pay such sum as the ap- ts, fo require that all of trustee hereunder must be	on the buildings not ay from time to time payable to the lattle on to procure any suc insurance now or here er any lite or other try may determine, or tion or release shall i and to pay all taxes, the taxes, assessments grantor fail to make j frantor fail to make j agraphs 6 and 7 of t its arising from breac- l, as well as the gran and the amount so agraphs 6 and 7 of t its arising from breac- l, as well as the gran dall such payments iary, render all sums ding the cost of tith tion and trustee's ar triporting to allect ti or trustee may appe to beneficiary's or tr e trial court and in t ppellate court shall to a fault be taken under or any portion of the e either an attamey, via under the laws of O ales, agents or branch FOR	of all lien searches made by liling officers or searching w or herestier erected on the property against less are require, in an amount not less than & ULL INSURAL for all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the bene- hinsurance on the buildings, the beneticiary man pro- at option of beneficiary the applied by beneticiary men at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- assessments and other charges that may be levied or and other charges become past due or delinquent and payment of any taxes, assessments, insurance premiums, s beneficiary with funds with which to make such pay- paid, with interest at the rate set forth in the nete his trust deed, shall be added to and become a part of hot any of the covenants hereof and lor such payments, not, shall be bound to the same extent that they are shall be immediately due and payable without notice, a secured by this trust deed immediately due and pay- e search as well as the other costs and expenses of the defautories's fees actually incurred. The security rights or powers of beneficiary or trustee: ar, including any suit for the foreclosure of this deed, the event of an appeal from any judgment or decree of adjudge reasonable as the beneficiary's or trustee's at- the right of eminent domain or condemnation, bene- te monies payable as compensation for such taking, who is an active member of the Oregon State Bar, a bank, egon or the United States; a tille insurance company outfle- as, the United States or on gancy thereef, or an estrow at a corlock
4. To provide and continuously amage by fire and such other hazards ritten in companies acceptable to the clary as soon as insured; if the grantor the same at grantor's expenso. The y indebtodness secured hereby and in a any part thereof, may be released to order or invalidate any act done pursua S. To keep the property free fro sessed upon or against the property be omply deliver receipts theretor to be may on the charges payable by granto ent, beneficiary may, at its option, m und for the payment of the obligator of the nonsymmet thereof shall, at the sesse dupon or granton thereof shall, at the of the nonsymmet of the obligator of the nonsymmet for the obligator for any card and expenses, including e stee incurred in connection with or in 7. To appear in and defend any and in any suit, action or proceeding in trail costs and expenses, including e nutor, frantor further agrees to trail costs and expenses, including e trail court, grantor further agrees to ary shall have the right, if it so elect TRUST DEED TRUST DEED	y maintain insurance o s as the beneficiary ma be beneficiary, with loss t shall fail for any reaso tion of any policy of in amount collected undi- such order as benefician (frantor. Such applicat. ant to such notice. In construction liens a before any part of such neticiary; should the g or, either by direct pays make payment thereof, ations described in para- tiout waiver of any right hereinbefore described, and e option of the benefici t deed. Inses of this trust incluun n enforcing this obligation or proceeding put which the beneficiary of evidence of title and the estable to such such as the pay such sum as the ap- ts, fo require that all of trustee hereunder must be	on the buildings not ay from time to time payable to the lattle on to procure any suc insurance now or here er any lite or other try may determine, or tion or release shall i and to pay all taxes, the taxes, assessments grantor fail to make j frantor fail to make j agraphs 6 and 7 of t its arising from breac- l, as well as the gran and the amount so agraphs 6 and 7 of t its arising from breac- l, as well as the gran dall such payments iary, render all sums ding the cost of tith tion and trustee's ar triporting to allect ti or trustee may appe to beneficiary's or tr e trial court and in t ppellate court shall to a fault be taken under or any portion of the e either an attamey, via under the laws of O ales, agents or branch FOR	of all lien searches made by illing officers or searching w or herestier erected on the property against loss or require, in an amount not less than & ULL INSURM r; all policies of insurance shall be delivered to the bene- hinsurance and to deliver the policies to the beneficiary pafter placed on the buildings, the beneficiary may pro- insurance policy may be applied by beneficiary upon at option of beneficiary the entire amount so collected, not cure or waive any default or notice of default here- assessments and other charges that may be levied or and other charges become past due or delinquent and the covenants hereof and become a part of hot any of the covenants hereof and become a part of hot any of the covenants hereof and become a part of hot any of the covenants hereof and become a part of hot, shall be added to and become a part of hot any of the covenants hereof and lor such payments, shall be immediately due and payable without notice, assecured by this trust deed immediately due and pay- e search as well as the other costs and expenses of the d attorney's fees actually incurred. The security rights or powers of beneficiary or trustee: ar, including any suit for the foreclosure of this deed, the event of an appeal from any judgment or decree of adjudge reasonable as the beneficiary's or trustee's at- the monies payable as compensation for such taking, who is an active member of the Oregon State Ber, a bank, ea, the United States or ony agency thereef, or an escrew (STATE OF OREGON, is, he United States or ony agency thereef, or an escrew (STATE OF OREGON, is, he United States or ony agency thereef, or an escrew (STATE OF OREGON, is, he United States or ony agency thereef, or an escrew (STATE OF OREGON, is, he United States or ony agency thereef, or an escrew (STATE OF OREGON, is, he United States or ony agency thereef, or an escrew

PO BOX 151 KLAMATH FALLS, OR 97601

Ву

TITL

., Depuis

NAHE

1 ÷

<text><text><text><text><text><text><text>

and that the grantor will warrant and forever detend 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), (a)* primarily for grantor's personal, family or household purposes (see Important Notice below), (a)* primarily for grantor's personal, family 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. (b) for an organization, or (even if 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, the form beneficiary shall mean the holder and owner, including pledgee, of the contract personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract is coursed hereby, whether or not named as a beneficiary herein. secured hereby, whether or not named as a beneficiary and include the plural, and that generally all grammatical changes shall be in construing this trust deed, it is understood that the grantor, trustee and/or beneficiary may each be more than one person: that if the context so requires, the singular shall be taken to mean and include the plural, and that generally all grammatical changes shall be if the context so requires, the singular shall be taken to mean and equally to corporations and to individuals. IN WITNESS WHEREOF, the grantor has executed this instrument the day and year first ebove

SPIRES SUFFACU, INC, AN OREGON COEPORATION

	St Lines Aller Aller
* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is * IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the baneficiary is a creditor not applicable; if warranty (a) the Truth-in-Lending Act and Regulation Z, the	BY: OLIVER R. SPIRES, PRESIDENT
not applicable; it wanted in the Truth-in-Lending Act and Regulating required	
	AND
STATE OF CITE (man acknowl	
	FEBRUARY 24, 1994, 19
by OLIVER R. SPIRED	
asPRESIDENT ofSPIRES_SUBARU, INC	AN OFFEGON CORPORATION
OFFICIAL SEAL TAMMY C, ALLEN NOTARY PUBLIC - OREGON COMMISSION NO. 021865	AN OFFEGOL CORPORATION Among C. (Left) My commission expires Shy Notary Public for Oregon
COMMISSION RO. 021097	
STATE OF OREGON: COUNTY OF KLAMATH: ss.	the 24th days the 14th the second days the 14th t
STATE OF OREGON. Cost Filed for record at request of Klamath Count of Feb A.D., 19 94 Mortgages	y Title co o'clock PM., and duly recorded in Vol M94 on Page 6103 Evelyn Biehn County Clerk By Schulence Mullematorie
FEE \$15.00	Dy State