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	03-16-94A10:24_RCVD	
Washington Mutual	03-16-94A10:24 RCVD MTC 32359 Vol.	<u>m94 Page 7981</u>
NPT Bayings Dank	DEED OF TRUST	
AFTER RECORDING RETURN TO:	이가 사람은 것을 통했다. 관계 관계에 있는 것을	OREGON USE ONLY
Klamath Falls FSB	이 가지 않는 것은 것은 것은 것은 것은 것을 해야 한다. 것은	
PO Box 'G'	이 그는 같은 것이 같은 감독할 것 같은 것이 같이 것	
Klamath Falls OR 97601-0300	0	
Attention: OLISA G HAMAR		
THIS DEED OF TRUST is between	Loan # 002-04-2	53-0242027-3
	KENNETH D. CLOPP AND JUDITH A. CLOP	PP, HUSBAND AND
whose address is 335 E FRONT ST	MERRILL	•
	MERKILL	OR 97633
("Grantor"); MOUNTAIN TITLE CO.	, a OREGON	•
which is 222 S 6TH ST KLAMATH FAL	LLS OR 97601	corporation, the address of
and assigns ("Trustee"); and Weshin	acton Mutual C. J. D. J.	, and its successors in trust
		orporation, the address of which is
KLAMATH	"Beneticiary"}, argains, sells and conveys to Trustee in trust, with power (of sale, the real property in
	UVII, Described below and all interests to compare to compare the compared below and all interests to compare the compared by	ts:
LOT 7, BLOCK 20, CITY OF MERRI STATE OF OREGON.	LL, IN THE COUNTY OF KLAMATH,	
	이는 것이는 것 같은 물질을 받았다. 이미	승규는 가지 않는 것을 통합하는 것이 없다.
	가지는 것이 같은 물질을 받았는지?	
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	이 그 사람이 잘 못 하는 것을 가 없는 것이 없다.	
	이 모르 지나는 물건을 전쟁을 가입니다.	
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7. Defaults: Sale

7. Defaults: Sale
(a) Prompt performance under this Deed of Trust is essential. If Grentor doesn't pay any installment of the Loan on time, or if there is a breach of any of the promises contained in this Deed of Trust or any other document securing the Loan, Grentor will be in default and the Debt and any other money whose repayment is secured by this Deed of Trust shall immediately become due and payable in full at the option of Beneficiary. If Grentor is in default and Beneficiary exercises its right to demand repayment in full, the total amount owed by Grentor on the day the day repayment in full is demanded, including unpaid interest, will be ar interest at a rate of fifteen percent (15%) per year (the "Default Rate") from the day repayment in full is demanded until repeid in full, and, if Beneficiary so requests in writing, Trustee shall sell the Property in accordance with Oregon law, at public auction to the highest bidder. Any person except Trustee may bid at the Trustee's saie. Trustee shall exply the secured by this Deed of Trust; and (iii) the surplus, if any, shall be distributed in accordance with Oregon law.
(b) Trustee shall deliver to the purchaser at the sale is to deed, without warranty, which shall convey to the purchaser the interest in the Property which Grentor subsequently acquired. Trustee's deed shall perime facie evidence of such compliance and conclusive evidence of such compliance in favor of bons fide purchasers and encumbrancers for value.
(c) The power of sale conferred by this Deed of Trust is not an exclusive remedy. Beneficiary may cause this Deed of Trust to be according to the sole such other action as it considers appropriate, including a resonable trustee's sole compliance and conclusive evidence of the sale as follows: (i) to the outperson the sale is deed, without warranty, which shall convey to the purchaser the interest in the property which Greantor had or the interest in the Property which Greantor had or the interest in the Property which Gre 7982

prompt payment when due of all other sums so secured or to declare default for failure to so pay.

8. Condemnation; Eminent Domain In the event any portion of the Property is taken or damaged in an eminent domain proceeding, the entire amount of the award, or such portion as may be necessary to fully satisfy the Debt and all other obligations secured by this Deed of rust, shall be paid to Beneficiary to be applied thereto.

9. Fees and Costs Grantor shall pay Beneficiary's and Trustee's reasonable cost of searching records, other reasonable expenses as allowed by law, and reasonable lawyers' fees: in any lawsuit or other proceeding to foreclose this Deed of Trust; in any lawsuit or proceeding beneficiary to collect the Debt, including any disposition of the Property under the Uniform Commercial Code, in any bankruptcy proceeding, and on any appeal from any of the above.

10. Reconveyance Trustee shall reconvey all or any part of the Property covered by this Deed of Trust to the person entitled thereto, on written request of Grantor and Beneficiary, or upon satisfaction of the Debt and other obligations secured and written request for reconveyance by Beneficiary or the person entitled thereto.

11. Trustee; Successor Trustee In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary shall appoint in writing the successor Trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original Trustee. Trustee is not obligated to notify any party hereto of a pending sale under any other deed of trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

12. Miscellaneous This Deed of Trust shall benefit and obligate the parties, their heirs, devisees, legatees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured by this Deed of Trust, whether or not that person is named as Beneficiary herein. The words used in this Deed of Trust referring to one person shall be read to refer to more than one person is named as beneficiary nercin. The words used in this Deed or Trust reterring to one person shall be read to reter to more than one person if two or more have signed this Deed of Trust or become responsible for doing the things this Deed of Trust requires. If any provision of this Deed of Trust is determined to be invalid under law, that fact shall not invalidate any other provision of this Deed of Trust shall be construed as if not containing the perticular provision or provisions held to be invalid, and all remaining rights and obligations of the parties shall be construed and enforced as though the invalid provision did not exist.

THIS parties shall be constructed and enforced as though the invalid provision during exist. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED at	this 7thday ofMarch 1994
STATE OF DULANN	Humeth D. Clorge
COUNTY OF Klamath 58.	Luchth A. Class
On this day personally appeared before me KENNET	H D CLOPP 0 00
JUDITH A CLOPP	
the within and foregoing instrument, and acknowledged that purposes therein mentioned.	, to me known to be the individuals doscribed in and who executed t they signed the same as their free and voluntary act and deed, for the uses and
WITNESS my hand and official seal this	Seventh day of MARCH 1994
	Dalleen & Barhman
OFFICIAL SEAL	Notary Public for Or agon
NOTARY PUBLIC - OREGON	residing at 2655 Shapta Walk
MY COMMISSION NO. 017358 MY COMMISSION EXPIRES AUG. 09, 1996	
	My appointment expires ang. 09, 1996
STATE OF OREGON: COUNTY OF KLAMATH:	
	the the day
	LU: Z9 OCIOCK A M and duly recorded in Vol
the second of the second s	on Page,
FEE \$15.00	Evelyn Biehn County Clerk
Mail reconveyance to	
253	ING COPY