WITNESSETH:

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

LOT 19, BLOCK 81, KLAMATH FALLS POREST ESTATES, HIGHWAY 66 PLAT, UNIT 4, KLAMATH COUNTY, ORECON, except that portion described in the instrument recorded in Volume M-76 becards of Klamath County Oregon, MECONICE COUNTY 

together with all and singular the tenements, herecitaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appertaining, and the rents, issues and profits thereof and all lixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of FIVE THOUSAND DOLLARS (35.000.00)

sum of FIVE THOUSAND DOLLARS (35, 100.00)

as Beneficiary,

note of even date herewith, payable to beneficiary of order and made by grantor, the final payment of principal and interest hereof, it sooner paid, to be due and payable [EP] FMBER 15, 2005

The date of maturity of the debt secured by this instrument is the date, stated above, on which the tinal installment of said note sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, herein, shall become immediately due and payable.

To protect the security of this trend day.

To protect the security of this trust deet, grantor agrees.

To protect, preserve and maintain said property it good condition and repair; not to remove or demolish any building or imprevenent thereon;

To complete or restore promptly and in good and workmanlike any waste of said property.

To complete or restore promptly and in good and workmanlike manner any building or imprevenent which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred the well.

To comply with all laws, ordinances, regulations, covenants, conditions and restrictions allecting said property. If the bent littler, or requests, to ion in exercise sallecting said property. If the bent littler, or requests, to ion in exercise sallecting such limaning statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay in this granten in the by illing officers or searching segencies as may be decreed distable by the beneficiary may describe made to the beneficiary when the searches made to the control of a little searches made beneficiary may require and to pay in this granten in the beneficiary may require and to pay in this granten in the beneficiary may require and to pay in this granten in the beneficiary may require and to pay in this granten in the beneficiary may require and to pay in this granten to the little searches made to the control of a little searches made to the proper pair the control of a little searches made to the control of a little searches made to the control of th

journ mereculting such imanicing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay by this same in the proper public office of offices, as well as the cost of a This searches made by illing officers of searching agencies as may be deer ted desirable by the billing officers of searching agencies as may be deer ted desirable by the searches made beneficiary.

4. To provide and continuously maintain insurance on the buildings mow or hereafter erected on the said premises against to a or lamage by fire and such other hazards as the beneficiary may from tine to time require, in an amount not less than \$\beta\$.

companies acceptable to the beneficiary with loss pays let to the latter; all policies of insurance shall be delivered to the beneficiary as won as insured; if the frantor shall fail for any reason to procure any such insurance and to deliver said policies to the beneficiary at least liften days prive to the expiration of any policy of insurance now or hereafter place! on said buildings, the beneficiary may procure the same at grantor's expans. The amount collected under any line or other insurance policy may b; app ied by beneficiary upon any indebtedness secured hereby and in such order as beneficiary any part thereof, may be released to grantor. Such applic tion or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

5. To keep said premises tree from construction I ens a di to pay all taxes, assessments and other charges that may be levied it assisted upon or against said property before any part of such taxes, assistments and other charges the payment of any taxes, assessments and other charges the payment of any taxes, assessments insured the payment for providing beneficiary appropriate payment of any taxes, assessments, insurance, payment of providing beneficiary appropriate payment, beneficiary in the payment of the depth of the such payment, beneficiary in the such payment for the pa

It is mutually agreed that:

8. In the event that any portion or all of said property shell be taken under the right of eminent domain or condemnation, benefic ary shell have the right, if it of the condemnation of the mone appealed to require that all or any portion of the mone appealed to pay all tessonable costs, expenses and attorney's less messas, it paid to incurred by Agantori such proceedings, shall be paid to benevitable of applied by it first upon any resonable costs and expenses and attorney's less messas, it paid to be the related applied by it first upon any resonable costs and expenses and enter the proceeding applied by it first upon any resonable costs and expenses and enter to be benevitable both in the trail and applied upon the indebtedness secured hereby, and grantor and the balance applied upon the in debtedness and execute such instruments grees, at its own expense, to take a chactions pensation, promptly upon beneficary's request.

9. At any time and from time to time upon written equal of beneficiary, payment of its less and presentation of this deed and the note for endorsement (in case of full recome paness, or cancellation), vithout allecting the liability of any person to the payment of the indebtedness, at stee may (a) consent to the making of any map or plat of said property; (b) join in

training any easement or creating any restriction therein. (c) join in any underdination or other agreement attecting this deed or the lien or charge abordination or other agreement attecting this deed or the lien or charge therein (d) reconvey, without warranty, all or any and the property. The property is a secondary or any reconveyance may be described the matters or lacts shall the property in the property of the property. The property is a secondary or proof of the truthfulness thereof. Trustee the for any of the structure mentioned in this paragraph shall be not less than the form any of the property of the property, and the application or release thereof as alors and property, the property, and the application or release thereof as alors and the property of the property, and the application or release thereof as alors and the property of the property, and the application or release thereof as alors and the property of the property. The property is the property of the property. The property of the property. The property of the property. The property of the property. The property of the property

wrive any default or notice of default hereunder or invalidate any act cure or prauant to such notice.

2.12. Upon default by grantor in payment of any indebtedness secured he eby or in his performance of any agreement hereunder, time being of the est ence with respect to such payment and/or performance, the beneficiary may de lare all sums secured hereby immunitately due and payable. In such act, and the beneficiary at his election may deter and payable. In such a cy-nit the beneficiary at his election may deter do toreclose this trust deed in equity as a mortgage or direct the trustees and payable. In such advertisement and sale, or may direct the trustees colorectose this trust deed in equity, as a mortgage or direct the trustees from the sum of the trustees and sale, or may direct the trustees from the sum of the trustees and sale, or may direct the trustees from the sum of the trustees to loreclose by advertisement and sale, the beneficiary of the trustees and cause to be recorded his written notice of default arch his election to sell the said described real property to satisfy the obligation secured hereby whereupon the trustees shall its the time and place of sale, give not on thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS d6.735 to 86.795.

13. After the trustee has commenced loreclosure by advertisement and sale the grantor or any other persons so privileged by ORS 86.785 nay cure the default or defaults. If the default consists of a lailure top pay, when due, sun a secured by the trust deed, the default may be sured by paying the entil e amount due at the time of the cure other than such portion as would not then be due, had, no default occurred. Any other default that is capable of being cured may be cured by tendering the performance required under the obligation or frust deed. In any case, in addition to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deall to the performance required under th

tone har with trustee's and attorney's lees not exceeding the amounts provided by low.

14. Otherwise, the sale shall be held on the date and at the time and place, designated in the notice of sale or the time to which said sale may be pristponed as provided by law. The trustee may sell said property either in one parcel; or in separate parcels and shall sell the parcel or parcel as an account to the highest bidder to cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law constyring the property so said but without any covenant or warranty express or not the trustee and but without any covenant or warranty express or of its truthituness thereos. Any person, excluding the trustee, but including the trustee shall apply the proceed sells pursuant to the powers provided herein, trustee shall apply the proceed sells pursuant to the powers provided herein, trustee shall apply the proceed sells pursuant to the powers provided herein, trustee shall spriy the proceed sells pursuant to the powers provided herein, trustee shall spriy the proceed sells pursuant to the powers provided herein, trustee shall spriy the proceed sells pursuant to the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust deed is their interest any appear in the order of their priority and (4) the surples, if any, to the grantor or to his successor interest enxited to such

surphes, il any, to the grantor or to his successor in interest entitled to such surphes.

16. Beneliciary may from time to time appoint a successor or successors any trustee named herein or to any successor trustee appointed hereunder. Of the successor truste appointment, and thout conveyance to the successor truste. The latter shall be vested on what if title, powers and duties conterred upon any trustee herein named or appointen instrument executed by beneliciary, which when recorded in the mortgage ercords of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

17. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee in not confident in the property is supplied to the successor trustee.

18. Trustee accepts this trust when this deed, duly executed and acknowledged in made a public record as provided by law. Trustee in not crust or of any action or proceeding in which granto, beneficiary or trustee shall le a party unless such action or proceeding in brought by trustee.

NOTE: The Trial Deed Act provides that the trustee inceunder me it be either an alterney, who is an active member of the Oregon State Bar, a bank, trust company or savings and Joan association, authorized to do, business under the lews of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States of any agency thereof, or an excess or open licensed under ORS 676.505 to 676.505.

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The grantor covenants and ad see		
fully seized in fee simple of said describe	d teal property	beneficiary and those claiming under him, that he is and has a valid, unencumbered title thereto
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TE OF OREGON, County of Klamath Ss.	1	of Sept. 1993, at 10:31 o'clock A.M., and recorded
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Michael Long his 29th day of Sept A.D. 19 94 9:42 o'clock A.M. and duly recorded b) M944 of Mort sages Page 200000	NO BOX	Record of Mortgages of said County.  Witness my hand and seal of County affixed.
Michael Long	180 L DEED	Record of Mortgages of said County.  Witness my hand and seal of