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9.0. Box 3828 Geattle, WA 58°24-3828	1997 - San 1	RESERVED FOR AUDITOR'S USE ONLY.
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	INCED OF TRI	IST
	0 m)-	day of <u>November</u> , 19.94
THIS DEED OF TRUST is granted this	s T: unis By The Fi	tirety.
by Ward D. Monroe, Jr. and Lind	• • • • • • • • • • • • • • • • • • •	day of <u>November</u> , 19 <u>94</u> , tirsty
	1997 - 1998 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -	("Trustee), III trust ter and
("Grantor") to ASPEN TITLE & ESCROW, INC OREGON, ("Beneficiary"). Grantor agrees as follows:		n trust, with power of sale, all of Grantor's right, title and interest in a lired, located at <u>2020 Kimberly Drive</u> (STREET) Klemath County, Oregon and legally
 CONVEYANCE. Grantor agrees as follows: CONVEYANCE. Grantor hereby bargains, sells in the following discribed real property ("Property"), whether 	nov wheel or later acc	Lired, located at <u>2020 Killioenty Brite</u> (STREET) (NUMBER) Klamath County, Oregon and legally
the following criscito of the p		
KLAMAIN (AUX) (CTV) (200	Second Addition To	East Hills Estates, In The County Of Klamath, State Of
described as: Lot 18, Block 3, Tract 10, Tract Oregon.	R Receipter 1	Tota da compara a cura com
0.050		$(A_{i}) = \sum_{i=1}^{n} (A_{i}) + A_{i} + A_{i$
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		and the second sec
Property Tax ID # 505055	ttached to the Property	all tenements, hereditaments and appurtenances, now or later in any s, issues and profits derived from or in any way connected with the s, issues and profits derived from or in any way connected with the state is a state in all existing and future leases, licenses and other grantor's or
together with all equipment and fixtures, now of later in way appertaining to the Property; and all leasehold in	iterasts, rents, paymen	s, issues and present
Property.	the residence all of (antors interest in an antering right to collect, in entropy of
agreentants in and all rents, receipts, income and	to the speed to collect the	Payments, but such house the
default under this Deed of Trust, Grantor is granter default under this Deed of Trust, Grantor is granter	rocer ding.	construed as obligating Beneficiary or any receiver to take any addition of the contracts. Beneficiary's duties
Grantor's use of the R. Nothing contained in this 2.2 DISCLAIMER Nothing contained in this	y money, incur any exp ill Payments received b	onstrued as obligating Beneficiary or any receiver to take any action to anse or perform any obligation under the Contracts. Beneficiary's duties in it. If each agreement of Grantor contained in this Deed of Trust and the Dollars
are expressly limited to giving of proper credit for	ses ires performance	to cents
payment of the sum of	an is evidenced by	promissoly note(s) and any future advances net and
\$ 25,500.00) with made by Grantor payable to Beneficiary or order and made by Grantor	inc u ding all renewals, d of irust shall be cors	nodifications and extensions thereof and any future advances interlifer nodifications and extensions thereof and any future advances interlifer nued as obligating Beneficiary to make any future advance to Grantor. In the date this Deed of Trust is executed and shall end, if not paid is on the date this Deed of Trust is executed and shall end, if not paid
A VATURITY DATE The term of the Second	- •	and test excepted:
5. AFFIRMATIVE COVENANTS. Grantor shall:	ain and preserve the l	roperty in good condition and repair which may be damaged or destroyed, and restore any improvement which may be damaged or destroyed,
5.1 MAINTENARCE OF International technicity of the construction of	th all laws, ordinances,	roperty in good condition and roperative damaged of destroyed, and restore any improvement which may be damaged of destroyed, egulations, covenants, conditions and restrictions affecting the Property; med by Grantor under the Contracts; secured by the Property; all taxes, assessments and governmental liens is secured by the Property; all taxes, assessments and governmental liens
1.3 REAL ESTATE INTERESTS. Perform a	y pro nptly all obligatio	is secured by the Property, an entry, in paid, might become a lief of charge
or charges levied against the Property; and all	airs of tabor, man	d reputable insurers acceptable to Beneficiary, all improvements of the
5.5 INSURANCE. Insure continuously, Wi property against all risks, casualties and losses	through standard fire a m and any other risk i	I reputable insurers acceptable to therwise, including, without minatoh, dextended coverage insurance or otherwise, including, without minatoh, eneficiary may reasonably request. The insurance policies shall be in an evenents on the Property, including the cost of demolition and removal of overenets on the Property, including the cost of demolition and removal of opear. The amounts collected under the insurance policies may be applied opear. The amounts collected under the insurance of any proceeding to our constraints shall not cause discontinuance of any proceeding to
insurance against fire, theft, casualty, vandals i aggregate amount of not less than the full replin	icern int cost of all imp ie, as its interest may a	ind extended coverage insufance of an insurance policies shall be in all eneficiary may reasonably request. The insurance policies shall be in all overnents on the Property, including the cost of demolition and removal of opear. The amounts collected under the insurance policies may be applied one such application shall not cause discontinuance of any proceeding to ind such application shall not cause discontinuance of any proceeding to Grantor's rights in the insurance policies shall pass to purchaser at the
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foreclose upon this beed of flust at the foreclose upon this beed of flust at the foreclose toreclose the state of the sta	ciary within twenty-fou	(24) hours of any release of a reportable quantity of any hazardous or for communication from any governmental authority which relates to the for communication from any governmental authority or any surrounding to on the Property, or results from the use of the Property or any surrounding
egulated substance tial for environmental poll.	tion of any kind one	a constiguing the reasonable costs and expenses incurred in
axis terrice of the	and indemnify B	neficiary for an or benchmarking to affect the rights of duties of benchmarking
connection with foreclosing upon this Deed of Trustee under this Deed of Trust, or managing	g the Property and col	e neficiary for all of Beneficiary of oaffect the rights or duties of Beneficiary of the nor proceeding purporting to affect the rights or duties of Beneficiary of sching the Payments, including, without limitation, all reasonable attorneys is no costs, costs of title search, and trustee's and receiver's fees at trial or on prior written consent:
fees and value of the services of star courses	Deposician/S	urior written consent:
6.2 RESTRICTIONS ON CONVEYANC	to be sold, transferred	or conveyed, by agreement to sate y due and payable. This provision share
n the property (or any part thereof), then B	nei trary incly and	whether or not Beneficially interview, whether one or more.
hereunder, whether by action or non-action, in the event any poly	ntion of the Property is	aken through entitient contents upon written request of Beneficiary, or
7. Elvin Live bind to the Secured Obligation	il.	roperty to the person entries of any person interested in the Property.
upon satisfaction of TRUSTEE. In the event of	deal i, incapacity could	win which this Deed of Hustis to the state of the state o
and, upon the recording of such appointment in a	at a su of the follow:0	pevents shall, at Beneficiary's option, and at any time worlder related loa
10. EVENTS OF DEFAULT. The occurrence	titute a default under	he terms of this beed of the Sacured Obligation is not made when due; o
documents: 10.1 NON-PAYMENT OF PRINCIPAL OF 10.1 NON-PAYMENT OF PRINCIPAL OF	ass assent, insurant	ant of principal or interest on the Secured Obligation is not made when due, or an era premium, lien, encumbrance or other charge against the Property, or an era premium, lien, encumbrance or other charge against the Property, or an end when due; or any other term, covenant or agreement of Grantor contained in which Grantor grants a security interest in the Property, is not prompt
10.2 FAILURE TO FLIT CONTRACT COVERT	ig the Property is not p ant with Beneficiary, o	in which Grantor grants a sacurity interest
performed or satisfied.	1 F 10 A M	and the second

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The undersigned is the holder of the note or noises secured by this Deed of Trust. Said note or notes, together with all other indebtodness d by this Deed of Trust, have been paid in full. Yo I are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered to cancel said note or notes and this Deed of Trust, which are delivered by you ur der this Deed of Trust to the person or persons legally entitled thereto.	charge against the Proper	DE FAUL T. If any default o	
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<pre>ctage again fight f</pre>	charge against the Proper	E Deci ve any or all of	ate any outstanding and unfulfilled armay, at its option:
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Send Reconveyance To:	The undersigned is the holds	e or no es secured by the full. Yo I are hereby direct et tate now held by your of	G ad to cancel said note or notes, together with all other indepted
	The undersigned is the bold	e or nores secured by th full. Yo I are hereby direct et tate now held by you u	a bid of frust. Said note or notes, together with all other indebtodness or ad to cancel said note or notes and this Deed of Trust, which are delivered or this Deed of Trust to the person or persons legable on the order of the same sector.
	The undersigned is the bold	e or no es secured by th full. Yo i are hereby direc et tate now held by you u	or sold of Trust. Said note or notes, together with all other indebtcdness or ad to cancel said note or notes and this Deed of Trust, which are delivered or der this Deed of Trust to the person or persons legally entitled thereto.
		e or no es secured by th full. Yo i are hereby dire. ei tate now held by you u	entitled thereto.
	The undersigned is the holder of the note of by this Deed of Trust, have been paid in , and to reconvey, without warranty, all the	e or no es secured by th full. Yo i are hereby dire. ei tate now held by you u	entitled thereto.
	The undersigned is the holder of the note of by this Deed of Trust, have been paid in , and to reconvey, without warranty, all the	e in no es secured by th full. Yo i are hereby dire. ei tate now held by you u	entitled thereto.