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THIS TRUST DEED, mail: 41:12LR. dury dury December 1994 between MCGUNT, 1. VILLAMON		ः मुरा	RCVD) 	IUST DEED Volm94 Page 39286
ADDE: ALLES ADDEMN: APPLE EXAMPLE: A LEDY ADDE ALLES ADDEMN: APPLE EXAMPLE: ALLES ADDEMN: APPLE: A LEDY ADDEMN: APPLE: A LEDY ADDEMN: A	THIS TRUST DEED, mage MICHAFL T. WILLIAMSON	th and	12 JANET	th L. W	
Consort invocably grants, bar ims, sells and sorreys to trustee in trust, with power of sale, the property in Linne th County Oregon, described es: Lots 10, 11 and 12, Block 21, SUPELS (NTRAL PLAT OF MOUNTAIN VIEW ADDITION TO THE (ITY OF KLAMATH FILL; in the County of Klamath, State of Oregon. CODE 1 MAP 3609-20DD JAX (OT 1100 'oderhow with and singular the tencess it. verification of the soft of	ASPEN TITLE & ESCROW, ELNORA A. LEONARD and of survivorship	IN(ALV	***	MOER	ER, not as tenants in common but with the right as Reneficiery
THE (1TY OF KLAMATH F/LL; in the Country of Klamath, State of Oregon. CODE 1 MAP 3809-20DD IAX LOT 1100 Together with ut and singular the tensors it. I realisements and supursenance- and all other rights thereunts belonding or in anywise no if the property. FOR TAIS PURPOSE OF SECUTIVE. The PERFORMATE is the id and all Busines non or hereafter attached is or index in anywise no if the property. FOR TAIS PURPOSE OF SECUTIVE. THEOREMAL IS IN THE TAIL IS AND INFORMATION IS AND INFORMATION IN AND INFORMATION IN AND INFORMATION IS AND INFORMATION IN AND INFORMATION IS AND INFORMATION IS AND INFORMATION IN AND INFORMATION IS AND INFORMATION IS AND INFORMATION IS AND INFORMATION IS AND INFORMATION IN AND INFORMAT	Granior irrevocably grants, b	arş	uns, seli	₩∜ Isanc'	NESSETH:
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The date of maturity of the debt each of by this instruments in the date, statel above, on which the limit installment of the norm of the and personal (a say part) of grantes integer is in without in obtaining the writter consent or approval of the beneficiary, then at it is those states income y directed at a submet of the state of the stat	tote of even dare herewith, payable to be	893. •ne ≒	,00().0	0) - order an	Dollars, with interest thereon according to the terms of a promissory
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I. to consiste or restore promptly and a fixed and halt is be condition any building on improvement which may be constructed imaged of destroyed threads, and gay we is and costs inc.r ad therefor. it requests, to o'n in excerting such this with identify and the construction and constructed and the property. If the beneficiary may require may encire as may ne destroyed threads in the destroyed threads and the property is the set of the order of all then excerting and the property must be the set of all then excerting such this with it destroyed threads encire as may ne destroyed threads as the set of the set of all then excerting and the set of all then excerting and the property must be the set of all then excerting and the set of all then excerting and the set of all the form and the set of all the form and the set of all then excerted to the bear at least litteen is y prior to the expirative of in y priory of in a take now or hereafter placed to the bear at least litteen is y prior to the expirative of in y priory of in a take now or hereafter placed to define the prior with the define the integer all the objects to the bear at least litteen is y prior to the expirative of in such tess assessments and there charge that not so collected or any prior the property free from con- within times and they of any the entry of all the expirative of the set of the property free is a prior to the expirative of the set of the property free is a set of the property free is the set of the prior and they of the set of the property free from con- within the set of the property free from con- within the set of the prior and they of the set of the property free is a set of the property free is a set of the property free is a set of the set of the property free is the property free is the prior of the property free is the they of the propery free is they define they pr	To protect, preserve and maintail p ovenient the security of this trust of 1. To protect, preserve and maintail p ovenient the sen: not to commit or perce	lees nth	grantor a property	agrees y in goo	I condition and repair; not to remove or demolish any building or im-
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the debr secured by this trust deed, withou was and any rights child for parant phose and of the strust deed, shall be added to and become a part of the intervent as a "oreasid, the property he ein? for described, as well as the farntor, shall be bound to the same extent that they are of any rights child and the store of and to the same extent that they are of any rights child and the store of and to the same extent that they are of any rights child and the store of and to the same extent that they are of any rights child and the store of the present of the obligation level, described, and the such payments shall be immediately due and pay- the and constitut, a breach of this trust ided. To pay any all costs, tees and expenses as the trust including if the cost of title sea ch as well as the other costs and expenses of the trustee connection with or in sing on the bildiat or and trustee's and atorney's less actually incurred. To appear in and defend any across and expenses of the beneficiary or trusteer may appear, including any suit for the foreclosure of this deed, by the t ial court and in the event of an appeal from any judgment or decree of the trial court, granter that and papeal. To so appead that: In the synet that appead that: In the store that appead. It is anturally agreed that: In the store that any portion of sill + the oroperty shill be taken under the right of eminent domain or condemnation, beneficiary's and attrustee is and any appead is as compensistion to such taking. NOTE: The Trust Died Act provides that the trust there after must be either an attrustee member of the foreign state as abak, trust company orise state astands and appead. '	promptly deliver receipts therefor to bene, i liens or other charges payable by grantor, i ment, beneliciary may, at its option, make	cia thu	; should by direct	the grit	ter, assessments and itter charges become past due or delinquent and tor fail to make payment of any taxes, assessments, insurance premiums, t or by providing beneficiary with funds with which to make such pay-
6. To pay all costs, lees and expenses or this trust including the cost of title see ch as well as the other costs and expenses of the firstee incornection with or in notoring this obligate i and trustee's and atroney's lees actually incurred. 7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee; and atroney's lees attended in this paragraph 7 in all cases that be the identiciary or trustee is atterney's tees; the amount of attorney's tees mentioned in this paragraph 7 in all cases that be beneficiary or trustee is atterney's tees; the amount of attorney's tees on such appeal. 17. It is mutually agreed that: 8. In the event that any portion of slip the ordperty shill be taken under the right of eminent domain or condemnation, beneficiary's and that all or any portion of the nonices payable as compensation for such taking. NOTE: The frust Daed Act provides that the trusts here affiliates, age is or b anches, the linked 5 ates or an agency thereof, or an ascrealing atthorized to do b and is used the linked 5 ates or an aggency thereof, and accelland attorney's 635.505 to 596.505. WARNING: 12 USC TOTI-3 regulates and may politic exercise of the issue of obt+1 ing beneficiary's consent in complete detail. Trustee is difficure and the issue of obt+1 ing beneficiary's consent in complete detail. Country of the within instru- And the avent that any portion of slip the property shill be attended to the nonice payable as compensation for such taking. NOTE: The frust Daed Act provides that the trusts here here in a struse shill addin the accelland attorney's consent in comple	the debt secured by this trust deed, without with interest as a 'oresaid, the property has bound for the payment of the obligation is and the nonpayment thereof shall, at the op- abe and constitute a breach of this trust de- the and constitutes a breach of this trust de-	wai eino eren tion	er of any fore desc. described of the be	rights (ribed, a d, and a neficia (ipns o and / of this trust deed, shall be added to and become a part of rising from breach of any of the covenants hereof and for such payments, well as the grantor, shall be bound to the same extent that they are I such payments shall be immediately due and payable without notice, , render all sums secured by this trust deed immediately due and pay-
the trial court, grantor further agrees to part such as the down and in the event of an appeal from any judgment or decree of tor rey's lees on such appeal. It is mutually agreed that: It is mutually agreed that: 8 In the event that any portion of all of the property sin liber that all or any portion of the promess payable as compensation for such taking, how the right, if it so elects, to or quire that all or any portion of the promess payable as compensation for such taking, how the right, if it so elects, to or quire that all or any portion of the promess payable as compensation for such taking, how the right, if it so elects, to or quire that all or any portion of the promess payable as compensation for such taking, how the right, if it so elects, to or quire that all or any portion of the promess payable as compensation for such taking, how the right, if it so elects, to or quire that all or any portion of the promess payable as compensation for such taking, how the right, if it so elects, to or quire that all or any portion of the promess payable as compensation for such taking, how the right, if it so elects, to or quire that all or any portion of the promess payable as compensation for such taking, how the right, and the must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or synaps and loan association authorized to do builters under the laws of D agon or the United States, a tille insurance company authorized to insure tille to real provides that such an agreement iddr is the issue of obtil ing beneficiary's consent in complete detail. The publisher suggests that such an agreement iddr is the issue of obtil ing beneficiary's consent in complete detail. It cartify that the within instrument was received for record on the day of	6. To pay ull costs, lees and expenses in stee incurred in connection with or in in 7 To appear in and defend any acros und in any suit, extion or proceeding in a li ro pay all costs und expenses, including exit	tore n en ch t	proceeding the benefic	ng puro ng puro ciary or ord the	rustee is and attorney's tees actually incurred. tring to affect the se surity rights or powers of beneficiary or trustee; rustee may appear, including any suit for the foreclosure of this deed, machineses and the second secon
IND TE: The Trust Dated Act provides that the trust: here is der must be either an attorney, who is an active member of the Dregon State Bar, a bank, trust company or swings and loan association authorized to insure title to real incompleted is a subsidiaries, affiliates, age is to b anches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585. "W ARNING: 12 USC 1701/3 regulates and may p ohli i exercise of this or in. "The publisher surgises that such an agreement iddr is the issue of obtait ing beneficiary's consent in complete detail. TRUST DEED Granter Granter SPACE RESERVED FOR RECORDER'S USE	the trial court, grantor further agrees to part tor ney's fees on rush appeal. It is mutually agreed that:	su :	sum as i	the ap >	la court and in the event of an appeal from any judgment or decree of llate court shall adjuc'ge reasonable as the beneficiary's or trustee's at-
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IRUST DEED ss. Granter I certify that the within instrument was received for record on the day of	tio puntanoi augusta mai suon an agreement r		3 019 18509		
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Benaficiary Record of of said County.	Senaficiory		· •		
After Recording Raturn to (Name, Address, Zip): Witness my hand and seal of County affixed.	and the second			4 1 1 1	County offined
Aspen Title & Escrow, Inc. 525 Main Street	525 Main Street		····	3	
Klankth Falls, OR 97601 -Attention: Collection Dept: Deputy	Klamath Falls, OR 97601			•	

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1.12 which are in excess of the amount required to pay ill reasonable costs, expenses and attorney's fees necessarily paid or incurred by grantor in such proceedings, chall be paid to beneficiary if d applied by it I rat upon any reasonal lo costs and expenses and attorney's fees, both in the trial und appell ite courts, necessarily paid or neurod by bene 5 dary in such proceedings, and the balance applied upon the indebted-ness socured hereby; and grantor agrees, at its on expense, to is ce such actions and executes such instruments as shall be necessary in obtaining such compensation, promptly upon by elicitry's request c' beneficiary, payment of its fees and presentation of this deed and 9. At any time and from time to time upon written request c' beneficiary, payment of its fees and presentation of this deed and the net for endorsement (in case of full recorvey uses, for cancell u on), without affecting the liability of any person for the payment of the indebtedness, trustee may (a) consent to 'he the value of a or plat of the property; (b) join in granting any casement or creat-ing any restriction thereon; (c) join in any ubot lination or oth u affeoment allocing this deed or the lien or charge thereof; (d) recomey, without warranty, all or any part of the reporty. The g tate in any reconveyance may be described as the "person or persons leftely entitled thereto," and the recitals there in any matters or tots shall be conclusive proof of the truthfulness thereof. Trustee's leftely entitled thereto," and without regar I to neticiary may t any time without no ice, either in person, by agent or by a receiver to be appointed by a court, and without regar I to possersion of the procetty or any part there(i in sown name su or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, less cors an ' express of or a taroning resonable attorney's fees upon any indob edness secured hereby, and in such order as onehiciary may t steremine. I. The enter nf upon and taking pos to be appointed by a court, and without regar 1 to be ackequacy of the possession of the property or any part theread in the ackequacy of the possession of the property of any part theread in the own name sub-due and unpaid, and apply the same, less cons and exponses of our of the property of the neurone policies or compensation or an ard shown may the aloves aid, shall not cure or waive any default or to the default shall not cure or waive any default or to the default shall not cure or waive any default or to the default shall not cure or waive any default or to the default shall not cure or waive any default or to the default shall not cure or waive any default or to the default shall not cure or waive any default or to the default shall not cure or waive any default or to the default shall not cure or waive any default or to the default shall not cure or waive any default or to the default shown in defined ness sectors when the spect to such pay near ind/or performing due and payable. In such an event the benefitiary may elect to prove the trust deed by advertiment and sale, or the figure of the trustee shall execute and cause to be considered a written in the neurophore the trustee shall execute and cause to be considered a written in the neurophore the second the trustee shall execute and cause to be warded a written in the rescine the stall shall be perform and the person so privile geoms is of the cure other the shall execute he second the second at the shall execute be also completed in the present so adverts to the trust he stall and the pay be obstroned as provided by law. To these dust the shall be duel to the bay at the trust and the provent in the sub any be cured by law conveying the property so sold, but with a default of the subsequent to the shall be concluse to food the trust and provide the subsequent to a subsequent to any be perfored as provided by law. To trustee and at the the shall may be cured by law conveying the property so sold, but with a default of the trust deed together with th he collection of such rents, issues and profits, or the proceeds of fire § or damage of the property, and the application or release thereof as reunder or invalidate any act done pursuant to such notice. If hereby or in grantors performance of any agreement hereunder, time ce, the beneficiary may declare all sums secured hereby immediately sed to foreclose this trust deed in equity as a mortgage or direct the y direct the trustee to pursue any other right or remedy, either at beneficiary clects to foreclose by advertisement and sale, the bene-notice of default and election to sell the property to satisfy the obliga-ce of sale, give notice thereof as then required by law and proceed 86.795. 86.795 86.795, ment and sale, and a any time prior to 5 days before the date the ged by ORS 86.753, may cure the default or defaults. It the default ed, the default may be cured by paying the entire amount due at the had no default occurred. Any other default that is capable of being e obligation or trust cleed. In any case, in addition to curing the de-beneficiary ell costs and expenses actually incurred in enforcing 's tees not exceeding the amounts provided by law. 's tees not exceeding the amounts provided by law. me and place designs ted in the notice of sale or the time to which the property either in one parcel or in separate parcels and shall sell ble at the time of sale. Trustee shall deliver to the purchaser its deed out any covenant or varranty, express or implied. The recitals in the ulness thereof. Any person, excluding the trustee, but including the i, trustee shall apply the proceeds of sale to payment of (1) the ex-sonable charge by trustee's attorney, (2) to the obligation secured by the interest of the trustee in the trust deed as their interests may he grantor of to any successor in interest entitled to such surplus. successors to any trustee named herein or to any successor fustee nee to the successor rustee, the latter shall be vested with all title. inted hereunder. Each such appointment and substitution shall be corded in the mortgage records of the county or counties in which the int of the successor fustee. Index deed of trust or of any action or proceeding in which grantor, ing is brought by frustee. and that the granter will warrant and forever defted the same age is it all persons whomsoever. The granter warrants that the proceeding the locus represented by the above described note and this trust deed are: (a)* primar by for grantor's personal, tamily or household (it poses (see Important Notice below), (b) for an organization, or (even if () anto is a natural person) are for business or commercial purposes. This deed applies to, inures to the bet efficient and binds all purfies hereto, their heres, legates, devisees, administrators, executors, personal representatives, successors and nosligits. If a term beneficient analitimean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a limit of that the grants, trustee and or beneficiary may each be more than one person; that In construit g this trust deed, it is universed that the grants, trustee and or beneficiary may each be more than one person; that if the context so requires, the singular shall le there of apply or ally to corporations and to individuals. IN WITNESS WHEREOF, the did nor has executed this instrument the day and year first above written. IN WITNESS WHEREOF, the granter has executed this instrument the day and year first above written. Mind T Well * IMIORTANT NOTICE Delete, by lining out, which every varranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a credit r as such word is defined in the Truth-in-Lending Act and Regulation 2, if a beneficiary MUST comply with the Act and Regulation by making required disclosures; for this approve use Stevens-Ness Farit No. 1319, or equival the if compliance with the Act is not required, disregord this notice. MICHAEL T. WILLIAMSON JANET L. WILLIAMSON STATE OF OilEG ON, County of Klamath)ss. 19 This instrument was acknowledged before me on ... Michael [. Williamsch and Janet L. Williamson This instrument was acknowledged before me on 'nv as OFFICIAL SEAL DEBRA BUCKINGHAM NOT/IRY PUBLIC - OREGON COMMISSION NO. 020140 Debea Fruelenstra Notary Public for Oregon My commission expires 3/22/97 101994 19,1996 ----STATE OF OREGON: COUNTY OF KI AM ATH: 22 30th Aspen 'itle Co the . day Filed for record at request of . P.M., and duly recorded in Vol. M94 A.D., 19 94 at 3:31 ____ o'clock . DAC _ on Page _____ 39286 lortgages . of . Evelyn Biehn By Biehn County Clerk sin \$15.00 By FEE

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