See to Set - Oregon Trust Deed Saries - TRUST DEED ( Leak r. ne	ent Restricted).	CO TITIGATI 1000 VOIM 95 PAGE 13
87257 09-01-94A10:41 R:VD V	TRUS	Vol. m94 Page 27439
GLENN G. JUST DEED DANNA L. JUST	20 TUS, and '	July 19 94 , between TEPHENGKING and CATHY KING all to
undivided 1/2 interest ************************************		COUNTY , as Grantor,
TRUSTEES OF THE PARKER TRUST	·	, as Beneficiary,
•	WITNE	SSETH:
Grantor i revocably grants, bargains s KLAMATT County, O. ge		eys to trustee in trust, with power of sale, the property in as:
Section 13, Township 19 100	uth, Range	91 situated in the W1/2 NE1/4 of 9 East of the Willamette Meridian, the Klamath County Engineer's Office.
		ANNA L. JUSTUS, Husband and Wife as to andivide and CATHY KING, Husband and Wife as to undivide
THIS DOCUMENT IS BEING RE-RECCRI together with all and singular the tenements, were I to or he eafter appertuning, and the rents, issue I and puttle p. operty.	DED TO CCF In ments and appropriate thereof 1.	RECT THE GRANTOR'S VESTING remained all other rights thereunto belonging or in anywise now dall fixtures now or pereatter attached to or used in connection with
FOR THE PURPOSE OF SECURING PS R	FORMANCE 6	each agreement of grantor herein contained and payment of the sum
**ONE HUNDRED TWO THOUS AT note of even date herewith, payable to benedicia.	or order and in	Don't sharp interest thereon according to the terms of a promissory de by grantor, the final payment of principal and interest hereof, if
becomes due and oxyable. Should the grant in eithe property or all (or any part) of grantor's interest in consent shall not be interested withheld, a en, it is the naturity dates expressed therein, or herin, shall the execution by grantor of an earnest money against	this instrument er agree to, a to the without the the beneficiar of all become immentations not	,19
provement thereon not to commit or permit any as 2. To complete or restore promptly and in 100 dama (ed. or destro) of thereon, and pay when due II 3. To comple with all laws, ordinances regulated	perty in good costs of the profesod and habitable costs incurred tions, covenants	condition any building or improvement which may be constructed,
to pay for filing same in the proper public office of	offices, as we'l	as the cost of all lien searches made by filing officers or searching buildings now or hereafter erected on the property against or all e
dumage by the and such other hazards as the beneficiary written in companies acceptable to the beneficiary which is soon as insured; if the grantor shall all for a	with loss pay to any reason to o	time to time require in an amount not less than a et o the latter; all pol cies of insurance shall be delivered to the bene- ocure any such insurance and to deliver the policies to the beneficiary
cure the same at grantor's expense. The amount of learny indebtedness secured hereby and in such order is in	ected under any beneficiary m v happlication or	e now or herealter placed on the buildings, the heneficiary may pro- lire or other insurance policy may be applied by beneficiary upon determine, or at option of beneficiary the entire amount so collected, release shall not cure or waive any default or notice of default here-
assessed upon or allainst the property before any promptly deliver receipts therefor to beneficiery; ho liens or other charges payable by grantor, either by diment, beneficiary may, at its option, make pays in secured hereby, together with the obligations less to the debt secured by this trust deed, without wive at the interest as alcresaid, the property herei beto e bount for the payment of the obligation her in described.	ert of such taxe outdethe grant of the grant of thereof, and the grant of thereof, and the grant of the grant	pay all taxes, assess ents and other charges that may be levied or assessments and other charges become past due or delinquent and tail to make payment of any taxes, assessments, insurance premiums, the providing benefit arry with lunds with which to make such payhe amount so paid, with interest at the rate set forth in the notes of and 7 of this trus deed, shall be added to and become a part of ang from breach of any of the covenants hereof and for such payments, ell as the grentor, shall be bound to the same extent that they are uch payments shall be immediately due and payable without notice, ender all sums secured by this trust deed immediately due and pay-
6. To pay all costs, fees and expenses of thi to truste incurred in connection with or in entering the T. To appear in and defend any action or proceeding in which the performance of the pay all costs and expenses, including evidence or truentioned in this paragraph 7 in all cases shall be tis	this obligation as seeding purport to eneticiary or to use itle and the bots xed by the trous	he cost of title search as well as the other costs and expenses of the nd trustee's and attorney's fees actually incurred ing to affect the security rights or powers of beneficiary or trustee; stee may appear, including any suit for the foreclosure of this deed, sliciary's or trustee's attorney's fees; the amount of attorney's fees court and in the evert of an appeal from any judgment or decree of the court shall adjudge reasonable as the beneficiary's or trustee's at-
torney's fees on such appeal.  It is mutually agreed that:  8. In the event that any portion or all of the ficiary shall have the right, if it so elects, to require	property shall s that all or at	be taken under the right of eminent domain or condemnation, bene- v portion of the movies payable as compensation for such taking,
NOTE The Trust Deed Act provides that the trustee is round or or savings and loan association authorized to do busin iss under	must be either ander the laws of Oragones, the United State	attorney, who is an active member of the Oregon State Bar, a bank, trust company in or the United States, a litle insurance company authorized to insure title to real s or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

"WARNING: 12 USC 1701 regulates and may proble to use itse of "The publisher suggests that such an agreement ask ress to itself."  GLEIN G. JUSTUS and JOANNA L. JUSTUS and JOANNA L. JUSTUS and JOANNA L. JUSTUS AND JUSTUS	ue of obtain n   beneficiary's consent	County of	thin instru- ord on the , 19,
395() HOMEDALE ROST 480 KLN 1ATH FALLS, OR 97603	FOR	n book/reel/volume No page or as fee/ ment/microfilm/reception N	file/instru-
Beneficiary HGB FIALN TITE & CONFANY OF FINAL ATTE & STORY OF FINAL ATTE & STORY		Record of	`
	<u></u>	Зу	Deputy

tess for any and 10. Upon any default by grammed to the august to be appointed by a court, and without rigars to the august to be appointed by a court, and without rigars to the august possession of the property or any part thereof in its own named and unpaid, and apply the same, less cost and expenses it in tebtedness secured hereby, and in such order as beneficiary in the entering upon and taking possess on of the proper and other insurance policies or compensation or awards for any to resaid, shall not cure or waive any description of the property o

a hich are in excess of the amount required to may all reasonable costs, expenses and attorney's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to be wifein y and applied on it first upon any reasonable costs and expenses and attorney's fees, both in the trial and appellate courts, necessarily paid or incurred by be medicary in such proceedings, and the balance applied upon the indebtedniss such compensation, promptly upon bonsticiary's rx uest.

9. At any time and from time to the pon viriten required stop to the note for endorsement (in case of full economic expenses), and the balance applied upon the indebtedness. It uses the major of the property of the pon viriten required stop to the property. As any time and presentation of this deed and the note for endorsement (in case of full economic expenses), to can allation, without afterting the liability of any person for the payment of the indebtedness. It uses may (a) consent to the making of any map or plat of the property; (b) join in granting any easement or creating any restriction thereon; (c) join in my subordination or other agreement affecting this deed or the lien or charge thereof; (d) he property, without warranty, all or any put to the property. The grantee in any reconneyance may be described as the "person or persons the subordination of the subordination of the property." It is grantee in any reconneyance may be described as the "person or persons the subordination of the property of any part the conomic of the property of any part the conomic of the property of any part the conomic of the adequaction of the property or any part the conomic of the adequaction of the property or any part the conomic of the adequaction of the property or any part the conomic of the property or an

11. The entring upon and taking presses on of the proper v, the collection of such rents, issues and profits or the proceeds of lire and other insurance policies or compensation or awards for any t king or damage of the property, and the application or release thereof as already, shall not cure or waive any desult in notice of details. In entering the easing of the trust developed by advertise enter and any or in equity, which the beneficiary in y to ve. In the ever t the beneficiary electron for the trustee of by advertise enter and any or in equity, which the beneficiary in y to ve. In the ever t the beneficiary electron for the trustee of the ability of the easing of the trustee of the easing of the trustee of the easing and the electron for the trustee and cause to a recorded and wire in notice of datault at electron to sell the property to satisfy the obligation is secured hereby whereupon the trustees shall list the time at a flace of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the manner yrow eliminates of the property of y determine.

y, the collection of such rents, issues and profits or the proceeds of fire king or damage of the property, and the application or release thereof as hereunder or invalidate any act done pursuant to such notice, cured hereby or in grartor's performance of any agreement hereunder, time nance, the beneficiary may declare all sums secured hereby immediately roceed to foreclose this trust deed in equity as a mortgage or direct the may direct the trustee to pursue any other right or remedy, either at the beneficiary elects to foreclose by advertisement and sale, the beneen notice of default at election to sell the property to satisfy the obligables of sale, give notice thereof as then required by law and proceed to 86 795.

and that the grantor will warrant and forever det ind the same ago ist all persons whomsoever.

The grantor warrants that the proces is of the loan represented by the above described note and this trust deed are:

(a)\* primarily for grantor's personal, tanky or household to process (see Important Notice below),

(b) for an erganization, or (even if tranker is a natural proton) are for business or commercial purposes.

This deed applies to, inures to the benefit of and binds all arties hereto, their heirs, legatees, devisees, administrators, executors, parsonal representatives, successors and assigns. The term benefit is yield mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a time is any herein.

In construing this trust deed, it is uncersored that the grant or, trustee and/or beneficiary may each be more than one person; that if the context so requires, the singular shall be to seen to mean and include the plural, and that generally all grammatical changes shall be made, assumed and implied to make the provision's hereof apply a nally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has exern ted this instrument the day and year first above written.

IN WITHESS WHEREOF, the grator ha	as exe a ted this instrument the day and year first above written.
GEENNIA TUI BUTURAS	is a crecit or ation Z, t e JOANNA L JUSTUS DAMA JUSTUS
This instrument was	s acknowledged before me on
by	, 19, 19
DEFICIAL SEALLY WARY KENMEALLY NOTA IT PUBLIC - OREGON COMMISSION MO. 014776 MY COMMISSION EXPRES APR. 20, 1996 COMMISSION EXPRES APR. 20, 1996 COMMISSION EXPRES APR. 20, 1996	My commission expires 4/20/96
ATE OF OREGON: COUNTY OF KL/M/(H: ed foot record at request of Nout tain T	ss.  Title 30 the 1st day  441 o'clock A M and duly recorded in V M94

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		of on Page on Page	<u>.                                    </u>		
		Bernetha G. Letsch By Audea	- County Clerk		
FEE	\$15.00	By Walley	<u>e Mullena</u>	are_	
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