THE.

By

FORM No. 881 - Oregon Trust Deed Series - TRUST DEED (Assignment Res	Tricked	COPTROLIT THE STEVEN SELECTION	
NC .	TOUST NEED	Volm95 Page	and a superior of the superior
THIS TRUST DEED, made this 10:	day of	December 19.	94, between
BILLY A. WOOD AND SUSAN D. WOO MOUNTAIN TITLE COMPANY OF KLAMAT)D TH-COUNTY		, es Grantor, is Trustee, and
MYRTLE VAN METER	All the second of the second o		on the state of th
Grantor irrevocably grants, bargains, sells KLAMATH County, Oregon, a	and conveys to trustee	in trust, with power of sale, t	he property in
Fair Acres Subdivision No. 1, The and the East half of the Norther	rly 21.2' of Lot 64	Southerly 58.8' of Lo	it 63
CHOISE SILL BUTTO TO LONGEL OTHORS SILL HOTARY THRUC OREGON COMMISSION NO '00723C COMMISSION OF SILL SILL COLUMNS OF COMMISSION OF 31, 1825			
together with all and singular the tenements, hereditamen or hereafter appertaining, and the rents, issues and profits the property.	ts and appurtenances and all s thereof and all fixtures now	or hereafter attached to or used in	n connection with
of THE PURPOSE OF SECURING PERFOR			e state operation (parties, their ser
(\$30,000.00) note of even date herewith, payable to beneficiary or or	Dollars, with int	erest thereon according to the form a linal payment of principal and i	a of a promisenty interest hereof, it
not sooner paid, to be due and payable. Dree terms The date of maturity of the debt secured by this becomes due and payable. Should the grantor either agree erty or all (or any part) of grantor's interest in it without beneficiary's option's, all obligations secured by this insti- come immediately due and payable. The execution by gr	e to, attempt to, or actually ut lirst obtaining the written rument, irrespective of the r	sell, convey, or essign all (or any to consent or approval of the benefit naturity dates expressed therein, or	cust) of the prop- ciary, then, at the charein, shall be-
assignment. To protect the security of this trust deed, granter a 1. To protect, preserve and maintain the property	frees:	ta and an initial and a survival	2 1140
2. To complete or restore promptly and in good an	i the property. > Id habitable condition any b		
damaged or destroyed thereon, and pay when due all cost. 3. To comply with all laws, ordinances, regulations, so requests, to join in executing such tinancing statement.	s incurred therefor. , covenants, conditions and r a nursuant to the Uniform C	estrictions affecting the property;	il the hemistary
to pay for illing same in the proper public office or office agencies as may be deemed desirable by the beneficiary."	es, as well as the cost of all	lien searches made by flling offi	cers or searching
4. To provide and continuously maintain insuran damage by fire and such other hazards as the beneficiary written in companies acceptable to the beneficiary, with ficiary as soon as insured; if the granter shall tail for any at least fifteen days prior to the expiration of any policy cure the same at granter's expense. The amount collected any indebtedness secured hereby and in such order as bene or any part thereof, may be released to granter. Such app	loss payable to the latter; all reason to procure any such in of insurance now or hereafts under any fire or other insu ticiary may determine, or at	policies of insurance shall be delivirumence and to deliver the policies a replaced on the buildings, the beaustance policy may be applied by option of beneficiary the entire amount of the policies.	ered to the bene- to the beneficiery efficiery may pro- beneficiery upon cont to collected
under or invalidate any act done pursuant to such notice. 5. To keep the property tree trom construction lit assessed upon or against the property before any part of promptly deliver receipts therefor to beneficiary; should liens or other charges payable by grantor, either by direct ment, beneficiary may, at its option, make payment the secured hereby, together with the obligations described in the debt secured by this trust deed, without waiver of any with interest as aforesaid, the property hereinbefore described in the tellops of the payment of the obligation herein described and the nonpayment thereof shall, at the option of the be	ens and to pay all taxes, an auch taxes, assessments and the granter tail to make pay, payment or by providing be reed, and the amount so pay paragraphs 6 and 7 of this rights arising from breach of the department as the granter i. and all such payments she	essments and other charges that is other charges became past due of ment of any taxes, excessments, incumeliciary with funds with which to id, with interest at the rate set it trust deed, shall be added to and it any of the covenants hereof and in, shall be bound to the same sate the interest and the interest and the property of the covenants are sate with the immediately due not execute.	may be invited or a delinquent and country produces, a make such payment in the rost become a part of a such payment, at that they are a milliont payment.
able and constitute a breach of this trust deed. 6. To pay all costs, toes and expenses of this trust trustee incurred in connection with or in enforcing this c 7. To appear in and defend any action or proceeding and in any suit, action or proceeding in which the benefit to pay all costs and expenses, including evidence of title a mentioned in this paragraph 7 in all cases shall be fixed 1 the trial court, grantor further agrees to pay such sum as torney's fees on such appeal. It is mutually agreed that: 8. In the event that any portion or all of the property of th	Digation and trustee's and a not purporting to allect the clary or trustee may appear, and the beneficiary's or trust by the trial court and in the the appellate court shall adjustee the appellate the appe	itorney's fees actually incurred, necurity rights or powers of benefit including any suit for the terector se's attorney's less; the amount or event of an appeal from any judge udgs reasonable as the beneficiary'	idary or trustoe; aire of this deed, of attorney's fees ment or decree of is or trustee's at-
iciary shall have the right, it it so elects, to require the	it all or any portion of the	monies payable as compensation	for such taking,
NOTE: The Trust Deed Act provides that the trustee hereunder must or savings and loan association authorized to do business under the property of this state, its subsidiaries, affiliates, agents or branches, the "WARNING: 12 USC 1701-3 regulates and may prohibit exercise or "The publisher suggests that such an agreement address the issue	laws of Oregon or the United State s United States or any agency there of this notice	s, a Ulle insurance company surbonized t of, or an encrow eyen! Hearsed under GRZ	s inture title to real
the honging sufficient may an interest the state and a second of the state of the s	or comming orderstanks course	STATE OF OREGON,	Off particular is form in a particular action in a constitution of the constitution of
TRUST DEID TO THE TRUST OF THE	्राच्या हुई के ति है कि विकास प्रश्नात है कि विकास इंग्लिक के किया है कि किया कि किया है कि विकास इस के के किया है कि किया कि किया कि किया कि किया कि किया कि किया		54.
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Klamath Falls OR 97603	SPACE RESERVED	at	, and recorded
Myrtle Van Meter 912 Susan Lee Lane	RECORDER TOPE	in book/reel/volume No	mirror and transfer and OFT
Modesto, CA. 95350		ment/misselilm/recepting Record of	No.
After Recording Relvin to (Name, Addrists, Zip)s	e beer twee well as the second of the second	Withess my here County efficied	
Myrtle Van Meter 912 Susan Lee Lane	The Commission of the Commissi	A CONTRACTOR OF THE PROPERTY O	The state of the s
Modesto, CA, 95350	(a) Villes in a state of the st	HAME By	TITLE

which are in trees of the amount required to pay all responsible costs, expenses and alternary has presently poid or insured by gratics in such proceedings, and the appellate costs and expenses of the courted by beneficiary in such proceedings, and the alternary has secured hereby; and grantor agree part in the trial and appellate costs and expenses of the incurred by beneficiary in such proceedings, and the behavior age of attention of the control in the trial and appellate control in the trial and appellate control in the trial and appellate control in the control in the such as a such a and that the granter will warrant and ferever defend the same against all persons whomsoever.

The granter warrants that the proceeds of the lean represented by the above described note and this trust deed are:

(a)* primarily for granter's personal, tamily or household purposes (see Important Notice below).

(b) * Abb Att Angentisother, or feetenik granter between the state of the least of the benefit of and binds all parties hereto, their heirs, legates, devices, administrators, executors.

Personal representatives, successors and assigns. The term benefit lary shall mean the holder and owner, including piedges, of the socious secured hereby, whether or not named as a beneficiary herein.

In construing this trust deed, it is understood that the granter, inside and/or beneficiary may each be more then one parson, that it the context so requires, the singular shall be taken to mean and include the piezal, and that generally all grammatical changes that he made, assumed and implied to make the provisions hereof apply agrains to exportations and to individuals.

IN WITNESS WHEREOR the dranter has avacutated this instrument the day and was lived above written. IN WITNESS WHEREOF, the grantor has executed this instrument the day and year lirst above written. *IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-tending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness form No. 1319, or equivalent.

Susan D. Wood if compliance with the Act is not required, disregard this notice. STATE OF OREGON, County of KLARIAT This instrument was acknowledged before me on Discours BILLY O WOOD AND SUSAN D This instrument was acknowledged before me on by OFFICAL SEAL

OFFICAL SEAL

JUDITHO' CALDWELL

ONTARY PUBLIC OREGON

COMMISSION NO. 007236

MY COMMISSION EXPIRES AUG. 31, 1993 Notary Public for Oregon Fall Appear Subdivision No commission expires ENERG HEIDS 1113 STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of Susan D. Wood A.D., 19 95 at 2:17 o'clock _ P.M., and duly recorded in Vol. Mortgages _ on Page ___1183 Bernetha G. Letsch . County Clerk FEE \$15.00

tan finn nat ... Oregon thu is finen a blieb. I tant fin, and (Animponish four