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	Tony M. Klobucar and Christine F. Klobuc	ar , as Grantor,
stability and # 50 s	*** Klamath County Title Company	, as Truetee, and
Register Finar	ncial Services Company of Oregon, Inc., as Beneficiary.	
and the second second	。 "我们的我们是我们是我们的,我们的,我们就是我们的我们的,我们就没有一个人,我们就是我们的。" "我们就是我们的,我们就是我们的,我们就是我们的,我们就是我	
	MITNESSETH:	in
Transpirent Contract	ably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property	
	Klamath County, Oregon, described as:	
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dan in teen e	The $W_2^1NE_4^1$ of Section 32, Township 35 South, the Willamette Meridian, Klamath County, Oc	, Range 13 East of ergon.
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	o de la composition de la composition Composition de la composition de la co	
	perty is not currently used for agricultural, timber or grazing purposes, together with all a	nd singular the tenements, hereditaments and
annurtenances	and all other rights thereunto belonging or in anywise now appearating, and	issues and profits thereof and all fixtures now
attached to or u	used in connection with said real estate: cose of securing: (1) Payment of the indebtedness in the principal sum of $\$84010.2$	9 and all other lawful charges evidenced
For the purp	cose of securing: (1) Payment of the indebtedness in the principal cars of beneficiary at all the method of the order of beneficiary at all the order of benef	times, in monthly payments, with the full debt, it
by a loan agree	ement of even date resemble, made by something and envioyeeings thereof	
	due and navable on //) / ()	
(A)	t, due and payable on 2/15/10 and any extensions thereof,	
(2) performance the terms hered	ce of each agreement of grantor herein contained; (3) payment of all sums expended or of, together with interest at the note rate thereon.	
(2) performance the terms hered	ce of each agreement of grantor herein contained; (3) payment of all sums expended or of, together with interest at the note rate thereon.	radvanced by beneficiary under or pursuant to
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8. Upon any default by grantor or if all or any part of the property is sold or transferred by grantor without beneficiary's consent, the b at any time, without holice, either in person or by agent, and without regard to the adequacy of any security for the indebtedness secured, enter upon and take possession of the property or any part of it, and that the entering upon and taking possession of the property shall not cure or waive any default or notice of default or invalidate any act done pursuant to such notice.

- 9. Upon default by grantor in payment of any indebtedness secured or in his performance of any agreement, the beneficiary may declare all sums secured immediately due and payable. In such event beneficiary at its election may proceed to foreclose this trust deed in equity in the manner provided by law for mortgage foreclosures or direct the trustee to foreclose this trust deed by advertisement and sale. In the latter event the beneficiary or the trustee shall execute and cause to be recorded its written notice of default and its election to sell the said described real property to selectly the obligations secured hereby and proceed to foreclose this trust deed in a manner provided by law.
- 10. If after default and prior to the time and date set by trustee for the trustee's sale, the granter or other person pays the entire amount then due under the terms of the trust deed and the obligation secured thereby, the grantor or other person making such payment shall also pay to the beneficiary all the costs and expenses actually incurred in enforcing the terms of the obligations as permitted by law.
- 11. Upon any default by grantor hereunder, grantor shall pay beneficiary for any reasonable attorney fees incurred by beneficiary consequent to grantor's default. Grantor will pay these fees upon demand.
- 12. After a lawful lapse of time following the recordation of the notice of default and the giving of notice of sale the trustee shall sell the property as provided by law at public auction to the highest bidder for cash payable at the time of sale. Trustee shall deliver to the purchaser a deed without express or implied covenants or warranty. Any person excluding the trustee may purchase at the sale.
- 13. When the trustee sells pursuant to the powers provided, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale. including the lawful fees of the trustee and the reasonable fees of the trustee's attorney, (2) the obligations secured by this trust deed, (3) to all persons having recorded liens subsequent to the interest of the beneficiary and the trust deed as their interest may appear in the order of their priority, and (4) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus.
- 14. For any reason permitted by law, the beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder.

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is tawfully seized in fee simple of said described real property and has valid, unencumbered title thereto and that he will warrant and forever defend the same against all persons

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term beneficiary shall mean the holder and owner, including pledges, of the note s

terein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.
IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal the day and year first above written.
Stauestuckier Tom Molaura
Tony M. Klobucar Grants HAMAO (DIPLOMED)
Witness Witness Granting
raginal de la
STATE OF OREGON) OFFICIAL SEAL
) SS. TINA L. CARLSON NOTARY PUBLIC - OREGON COMMISSION NO 204666
County of Jackson) MY COMMISSION EXPIRES MAY 15, 1998
Personally appeared the above named Tony M. Klobucar and Christine F. Klobucar and
acknowledged the foregoing instrumephto be Their voluntary act and deed
Before me: JMA L CAUSA My commission expires: 5-15-98
read to the second second for the se
n den nick viktorian er kontroller i med der volgen i der et en
그리는 그리고 있는 것이 되었다. 그리는 것이 하는 것이 되었다.
STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of Klamath County Title the 3rd day
of Feb A.D. 19 95 at 10:52 o'clock A M and duly recorded in Vol. M95
et se l'est est est le l'est est of reserve Mortgages et et l'est en en Page 2533
Bernetha G. Letsch County Clerk By Occulence Therefore the County Clerk
DATED:
to respect to the property of the second of
Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance with be made.