MUNTAIN TITLE COMPANY OF KLAMATH COUNTY	THIS TRUST DEED, made this	TRUST BEEN	Volmaspa
MOUNTAIN TITLE COMPANY. OF KLAMATH COUNTY ### ASSET GRAYES ***OF TRUSTS ***CRAYES ***OF TRUSTS **SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REPERENCE ***OF TRUSTS ***OF	***********************************	74 s 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Vul. 11/42 Page Nok
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ny indebtedness secured hereby and in such order as beneficiary may determine, or a option of beneficiary may be released to grantor. Such application or release shall not cure or waive any default or notice of default here or invalidate any act done pursuant to such notice. 5. To keep the property free from construction liens and to pay all taxes, assessments and other charges become past due or default here. 5. To keep the property free from construction liens and to pay all taxes, assessments and other charges become past due or delinquent are sessed upon or against the property before any part of such taxes, assessments and other charges become past due or delinquent are not other charges payable by grantor, either by direct payment or by providing beneficiary with funds with which to make such pay and or other charges payable by grantor, either by direct payment or by providing beneficiary with funds with which to make such pay and the such pay to the control of the payment thereof, and the amount so paid, with interest at the rate of the interest of the payment with the obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become a part of the obligation with the described, as well as the grantor, shall be bound to the same extent that they are the nonpayment thereof shall, at the option of the beneficiary, render all such payments shall be found to the same extent that they are the nonpayment thereof shall, at the option of the beneficiary, render all sums secured by this trust deed immediately due and payable without notice of and constitute a breach of this trust deed. 6. To pay all costs, fees and expenses of this trust including the cost of title search as well as the other costs and expenses of this from any suit, action or proceeding in which the beneficiary or trustee's and attorney's fees 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 trustee's and expenses,	at least title	THE COURSE ASSESSED TO THE PATTER, &	Il policies of insurance shall t
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sessed upon or against the property before any part of such taxes, assessments and other charges that may be levied omptly deliver receipts therefor to beneficiary; should the grantor fail to make payment of any taxes, assessments, insurance premium on or other charges payable by grantor, either by direct payment or by providing beneficiary with funds with which to make such pay and the sum of the charges payable by grantor, either by direct payment or by providing beneficiary with funds with which to make such pay a debt secured by this trust deed, without waiver of any rights arising from breach of any of the covenants hereof and for such payment of the third waiver of any rights arising from breach of any of the covenants hereof and for such payment in interest as aforesaid, the property hereinbefore described, as well as the grantor, shall be bound to the same extent that they are fund for the payment of the obligation herein described, and all such payments shall be immediately due and payable without notice and constitute a breach of this trust deed. 5. To pay all costs, lees and expenses of this trust including the cost of title search as well as the other costs and expenses of this trust including the cost of title search as well as the other costs and expenses of this incurred. 7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee may all costs and expenses, including evidence of title and the beneficiary's or trustee's and attorney's lees actually incurred. 8. In this paragraph 7 in all cases shall be fixed by the trial court and in the event of an appeal from any judgment or decree and evidence of title and the beneficiary's or trustee's attorney's lees; the amount of attorney's lees act storney's lees; the amount of attorney's lees on such appeal. 11 is mutually agreed that: 8. In the event that any portion or all of the property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the	inder or invalidate and released to grantor. Such	application or release to	option of beneficiary the entire amount of upon
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company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries; affiliates, agents or branches, the United States or any agency thereof, or an escrew TRUST DEED STATE OF OREGON,	the debt secured by this trust deed, without waiver of a ith interest as aforesaid, the property hereinbefore do bund for the payment of the obligation herein described the nonpayment thereof shall, at the option of the ole and constitute a breach of this trust deed. 6. To pay all costs, fees and expenses of this trust istee incurred in connection with or in enforcing this 7. To appear in and defend any action or proceed in any suit, action or proceeding in which the bene, pay all costs and expenses, including evidence of title intioned in this paragraph 7 in all cases shall be fixed to trial court, grantor further agrees to pay such sum as It is mutually.	beneficiary, render all sums and sums and payments all sums and state and a state of the cost of title sets obligation and trustee's and a ding purporting to affect the sticiary or trustee may appear, and the beneficiary's or trusted by the trial court and in the as the appellate court shall adjust the adjust the adjust the adjust the adjust the adjust the adju	arch as well as the other costs and expenses of the tecret price and payarch as well as the other costs and expenses of the territy rights or powers of beneficiary or trustee; including any suit for the toreclosure of this deed, se's attorney's fees; the amount of attorney's fees went of an appeal from any judgment or decree of dge reasonable as the hopeticipath.
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and that the grantor will warrant and torever detend the same against all persons whomsoever.

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

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

(a)* primarily for grantor's personal, family or household purposes (see Important Notice below),

(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legates, devisees, administrators, executors.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legates, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including piedges, of the contract secured hereby, whether or not named as a beneficiary herein.

In construing this trust deed, it is understood that the grantor, trustee and/or beneficiary may each be more than one person; that if the context so requires, the singular shall be taken to mean and include the plural, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF the grantor has executed this instrument the day and year first above written.

IN WITNESS WHEREOF, the grantor has executed this instrument the day and year first 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-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required

Marjorie H. Dugan

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ALL PURPOSE CERTIFICATE

STATE OF CALIFORNIA

SS.

RIVERSIDE COUNTY OF

February 2, 1995 On

before me, the undersigned, a Notary Public in and for said State personally appeared

*********MARJORIE H. DUGAN**********************************

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

m. Pitts NOTARY'S SIGNATUR

OFFICIAL SEBAL JOSIE M. PITTS Notary Public - California RIVERSIDE COUNTY My Comm. Exp. June 23, 1995

THIS CERTIFICATE IS TO BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

Trust Deed Title or Type of Document

1/31/95 Date of Document_ Number of Pages 1

Signer(s) Other than Named Above:___ None

EXHIBIT "A" LEGAL DESCRIPTION

All that Easterly 75.75 feet portion of Lot 6, Block 3, WILLIAMS ADDITION to the City of Klamath Falls, Oregon, as shown by the duly recorded plat of said addition on file and of record in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at the Northeast corner of said Lot 6 and of said Block 3; thence Southerly and parallel with Mortimer Avenue a distance of 39.9 feet; thence running in a Westerly direction a distance of 75.75 feet; thence Northerly and parallel with Eldorado Street a distance of 39.9 feet; thence Easterly a distance of 75.75 feet to the point of beginning, reserving from the above Tract the Northerly 7.9 feet as an entrance to the portion of the garage which lies on the Westerly 64.25 feet of said Lot 6, Block 3, of said Williams Addition to the City of Klamath Falls, Oregon.

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Filed	for record at request	of1	Mountain Tit	le Comr	anv		the	6th	dæ
of _	February	A.D.,	19 <u>95</u> at	9:26	o'clock	_A_M., and	duly recorded in	Vol1	195
		of	Mortgages	<u> </u>	·	n Page	2627		
					Berneth	a G. Lets	ch County Clerk	ζ_	
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STATE OF OREGON: COUNTY OF KLAMATH.