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THIS TOTICT NAME	TRUST DEED K-49105-S	Vol. m96 Page 10	80
THIS TRUST DEED, made this 1	D ± 1.		
MANAGEMENT OF THE PROPERTY OF	IE DUTTON, HUSBAND	April, 19 96,	
KLAMATH COUNTY TITLE COMPANY LARRY R. KING AND MARY K. KING		, as	Grantor.
LARRY R. KING AND MARY K. KING	- HUSBAND AND WIF	as Tru	stee, and
***************************************		WITH RIGHTS OF SURVIVORSHIP	
Grantor irrevocably grants, bargains, sei Klamath County, Oregor	lls and conveys to trust	e in trust, with power of sale, the pro-	nortu in
			perty in
Lot 24, Collier Lane, according office of the County Clerk of	g to the official	plat thereof on fits	
office of the County Clerk of	Klamath County, O	egon.	
	No.		
together with all and singular the tenements, hereditame or herealter appertaining, and the rents, issues and prof the property.	nts and appurtenances and	all other rights therewas to the	
or hereafter appertaining, and the rents, issues and prof. FOR THE PURPOSE OF SECURING PURPOSE.	its thereof and all fixtures r	ow or hereafter attached to or used in connec	wise now tion with
THRITY ONE THOUGAND AND THE	RMANCE of each agreemen	it of granter harain contains	
********************************* *****	order and made by grantor,	nterest thereon according to the terms of a pr the final payment of principal and interest	omissory
The date of motority to the	h.h 19		
secomes due and payable. Should the grantor either agnity or all (or any part) of grantor's interest in it with eneliciary's option*, all obligations secured by the interest in the conficiency of the conficiency option.	ee to, attempt to, or actuali	ited above, on which the final installment of y sell, convey, or assign all (or any part) of	the note
rfy or all (or any part) of grantor's interest in it with eneliciary's option*, all obligations secured by this ins ome immediately due and payable. The execution by g ssignment.	trument, irrespective of the	on consent or approval of the beneficiary, the	n, at the
To protect the security to the			yance or
1. To protect, preserve and maintain the property	igrees: 7 in good condition and see		
rovement thereon; not to commit or permit any waste of 2. To complete or restore promptly and in good ar amaged or destroyed thereon, and pay when due all cost 3. To comply with all laws, ordinances, redulations	t the property.	air; not to remove or demolish any building	or im-
amaged or destroyed thereon, and pay when due all cost 3. To comply with all laws, ordinances, regulations	s incurred therefor.	building or improvement which may be cons	tructed,
3. To comply with all laws, ordinances, regulations requests, to join in executing such financing statement pay for filing same in the proper public office or officencies as may be deemed desirable by the heating statement of the complex of the contractions of the contraction of the contra	is pursuant to the Uniform	restrictions affecting the property; if the ben Commercial Code as the beneficiary	eliciary
4. To provide and		of thing officers of se	Brching
image by fire and such other hazards as the beneficiary	Way from time to the	r hereafter erected on the property against	lore or
least filteen desired; if the grantor shall fail for any	teason to procure more series	Il policies of insurance shall be delivered to the	a bene
re the same at grantor's expense. The amount collected y indebtedness secured hereby and in such order as bene any part thereof, may be released to grantor. Such app der or invalidate any act done pursuant to such notice. 5. To keep the property free from construction lies.	liciary may determine, or at	urance policy may be applied by beneficiar option of beneficiary the applied	ay pro- y upon
der or invalidate any act done pursuant to and	HICHIION OF TALABAA Shall mad	cure or waive any default or notice of defend	liected
		o	
5. To keep the property free from construction lie sessed upon or against the property before any part of	ons and to pay all taxes, as	sessments and other charges that may be less	t here-
5. To keep the property free from construction lie sessed upon or against the property before any part of comptly deliver receipts therefor to beneticiary; should a na or other charges payable by grantor, either by direct	ens and to pay all taxes, as such taxes, assessments and the grantor fail to make pay payment or by provide	sessments and other charges that may be led to other charges become past due or delinque ment of any taxes, assessments, insurance pre-	t here- vied or int and
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which are in excess of the amount required to pay all reasonable costs, expenses and attorney's tees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneticiary and applied by it first upon any reasonable costs and expenses and attorney's tees, both in such proceedings, and the balance applied upon the indebtedin the trial and appellate courts, necessarily paid or incurred by beneticiary in such proceedings, and the balance applied upon the indebtedness secured hereby; and grantor agrees, at its own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation, promptly upon beneticiary's request.

9. At any time and trom time to time upon written request of beneticiary, payment of its lees and presentation of this deed and the note for endorsement (in case of full reconveyances, for cancellation), without allecting the liability of any person for the payment of the note for endorsement (in case of full reconveyances, for cancellation), without allecting the liability of any person for the payment of the note for endorsement (in case of full reconveyances, for cancellation), without allecting the liability of any person for the payment of the note for endorsement (in case of full reconveyances, for cancellation), without allecting this deed or the lien or charge thereof; (d) ing any restriction thereon; (e) join in any subordination or other agreement affecting this deed or the lien or charge thereof; (d) ing any restriction thereon; (e) join in any subordination or other agreement affecting this deed or the lien or charge thereof; (d) ing any restriction thereon; (e) join in any subordination or other agreement affecting this deed or the lien or charge thereof; (d) ing any restriction the recitals therein of any matters or tacts than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequac

tion secured hereby whereupon the trustee shall fix the time and place of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.735 to 86.795.

13. After the trustee has commenced foreclosure by advertisement and sale, and at any time prior to 5 days before the date the trustee conducts the sale, the grantor or any other person so privileged by ORS 86.735, may cure the default or defaults. If the default trustee conducts the sale, the grantor or any other person so privileged by ORS 86.735, may cure the default of the consists of a failure to pay, when due, sums secured by the trust deed, the default may be cured by paying the entire amount due at the consists of a failure to pay, when due, sums secured by the trust deed, the default may be cured any other default that is capable of being time of the cure other than such portion as would not then be due had no default occurred. Any other default that is capable of being time of the trust deed together with trustees and attorney's fees not exceeding the amounts provided by law. The trustee may sall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed together with trustees and attorney's fees not exceeding the amounts provided by law.

14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which the sale may be postponed as provided by law. The trustee may sell the property either in one parcel or in separate parcels and shall sell the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchase at the sale.

15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expense of sale, including the c

and that the grantor will warrant and forever defend 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:

(a)* primarily for grantor's personal, tamily 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, legatees, devisees, administrators, executors, This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, 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.

* IMPORTANT NOTICE: Delete not applicable; if warranty (c as such word is defined in t beneficiary MUST comply with	, by lining out, whichever warranty (a) or (b) is) is applicable and the beneficiary is a creditor he Truth-in-Lending Act and Regulation Z, the th the Act and Regulation by making required use Stevens-Ness Form No. 1319, or equivalent.	JUHN WARD DUTTON PAMELA SPE DUTTON	<u> </u>
if compliance with the Act is	not required, disregard this notice. STATE OF OREGON, County of	KLAMATH) ss.
	This instrument was acknowled	edged before me on PAMELA SUE DUTTON)ss. April 15 ,19 96
Destruction of the second seco	This instrument was acknowled by	edged before me on	, 19
MY COM	OFFICIAL SEAL SUE NOVA NOTARY PUBLIC - OREGON COMMISSION NO. 044490 MISSION EXPIRES JUNE 08, 1999	Sul Nova My commission expires	Notary Public for Oregon June 8, 1999
CEASE OF ORECOME	OUNTY OF KLAMATH . cc		

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Filed for record at request of	Klamath County	Title Company	the 15th	day
of April A.D.,	.D., 19 96 at 3:46	o'clock P. M., an	d duly recorded in Vol. <u>M96</u>	,
of_	Mortgages	on Page	10480	
Tagan A. C	er i de de distribuit de la companya	Rv C Ju	menia di persini, coniny cicia	

FEE \$15.00

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