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PETER J. NIEMI AND SHEYI. L. NIEMI of populations of the property in RAMBIN. (D) BIY JITLL COMPANY. MOTOR UNVESTMENT COMPANY. WITNESSETH: Grantor interocably grants, bargionis, sells and conveys to trustee in trust, with power of sels, the property in SAMBIN. Grantor interocably grants, bargionis, sells and conveys to trustee in trust, with power of sels, the property in SAMBIN. Grantor interocably grants, bargionis, sells and conveys to trustee in trust, with power of sels, the property in SAMBIN. Grantor interocably grants, bargionis, sells and conveys to trustee in trust, with power of sels, the property in SAMBIN. Grantor interocably grants, bargionis, sells and conveys to trustee in trust, with power of sels, the property in SAMBIN. Grantor interocably grants, bargionis sells and conveys to trustee in trust, with power of sels, the property in SAMBIN. Grantor interocably grants, bargionis sells and conveys to trustee in trust, with power of sels, the property in SAMBIN. The Horizon of the sells and conveys to trustee in trust, with power of sels, the property in SAMBIN. The Horizon of the sells and conveys to trustee in trust, with power of sells, the property in SAMBIN. The Horizon of the sells and populations of the sells an	47047	TRUST DEID	le:	* 1 * 1 * 1 * 1 * 1 * 1 * 1 * 1 * 1 * 1
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te even dare herowith, psyabla to bereiciary er refer and made by familes, the final payment of principal and minered hereby. APRIL. Y. 2001 The dute of manuity of the 45st secured by this instrument is the dute, stated above, on which the final instrument is the correspondent of	FOR THE PURPOSE OF SECURING ***TWENTY ONE THOUSAND SEVE	G PERFORMANCE of each ag N HUNDRED NINTY TWO	DOLLARS AN	D SIXTEEN CENTS ***
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ny indebtedness section flavoredated to granter. Such application or release shall not cure or wave any design the processed to granter to such notice, any part thereof, may be released to granter to such notice, any part thereof, may be released to the such as the property before any part of such cases, assessments and other charges become past due or lelinquent and such cases, and cases and cases charges become past due or lelinquent and cases and ca	pay for filing same in the problem pathencies as may be deemed desirable by the 4. To provide and continuously multimage by tire and such other hazards as tritten in companies acceptable to the benediary as soon as insured; if the grantor shall least fitteen days prior to the expiration.	beneficiary. ntain insurance on the buildin, he beneficiary may from time the eficiary, with loss payable to the I tail for any reason to procure a of any policy of insurant a now next collected under any fire or	es now or here o time require, e latter; all poli my such insurar or hereafter pla other insurance	natter erected on the property against loss of in an amount not less than \$ cies of insurance shall be delivered to the benefician to deliver the policies to the beneficiar, teed on the buildings, the beneficiary may prope policy may be applied by beneficiary upo
able and constitute a breat. 6. To pay all costs, fees and expenses of this trust including the cost of title exercine as the last time under consecutive with or in enforcing this obligation and trustee's and attorney's fees actually incurred. It rustee incurred in connection with or in enforcing this obligation and trustee's and storney's fees actually incurred. 7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of heneficiary or trustee and in any suit, action op proceeding in which the beneficiary or trustee may appear, including any suit for the foreclosure of this deep to pay all costs and expenses, including evidence of title and the beneficiary's of trustee's aftorney's fees, the amount of attorney's fee to pay all costs and expenses, including evidence of title and the beneficiary's or trustee's aftorney's fees on such appeal. It is mutually affected that: It is mutually affected 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's fees on such appeal. It is mutually affected that: 8. In the event that any portion or all of the property shall be taken under the right of eminent domain or condemnation. Denote the right, it is so elects, to require that all or any portion of the monies payable as compensation for such takin it is only to the right, it is so elects, to require that all or any portion of the monies payable as compensation for such takin or savings and loan association authorized to do business under the laws of Oragon or the United States, at little insurance company unbrired to insure title to more savings and loan association authorized to the business under the laws of Oragon or the United States, at little insurance company unbrired to insure title to ment of the property of this state, its subsidiaries, affiliates, agents to thermore, the United States or asy aperty through of the property of the state of the property of the state of the pr	ny indebtedness secured hereby air its serious reany part thereof, may be released to granular or invalidate any act done pursuant to 5. To keep the property free from consessed upon or against the property beforemently deliver receipts therefor to beneticins or other charges payable by grantor, ement, beneticiary may, at its option, make ecured hereby, together with the obligation the debt secured by this trust deed, without with interest as aloresaid, the property herebound for the payment of the obligation by	ntor. Such application or release o such notice. osuch notice. on such notice in the such taxes, assessiciary; should the grantor isil to there by direct payment or by popayment thereof, and the am as described in paragraphs 6 an waiver of any rights arising from einbefore described, as well as erein described, and all such proton of the beneficiary, render	shall not cure I taxes, assess aments and oth make payment toviding benefit ount so paid, y I of this trus m breach of any the granter, sh all sums secure all sums secure	or waive any default of force of the core charges become past due or delinquent and of any takes, assessments, insurance premium ciary with funds with which to make such pay with interest at the rate set forth in the noil deed, shall be added to and become a part of the covenants hereof and for such payment all be bound to the same extent that they are immediately due and payable withour noticed by this trust deed immediately due and pay
NOTE: The Itrust Deed Act proviles that the trustee herunder must be either an atternay, who is an active member of the Dregon State Bar, a bank, trust companied to the Itrust Deed Act proviles that the trustee herunder must be either an atternay, who is an active member of the Dregon State Bar, a bank, trust companied to the Itrust Deed Act proviles that the trustee herunder must be either an atternay, who is an active member of the Dregon State Bar, a bank, trust companied to the Itrust of the United States, a title insurance company authorized to insure title to me or savings and loan association authorized to do business under the taxs of Gregon are the United States, a title insurance company authorized to insure title to me or savings and loan association authorized to insure title to me or savings and loan association authorized to insure title to me or savings and loan association authorized to insure title to me or savings and loan association authorized to insure title to me or savings and loan association authorized to insure title to me or savings and loan association authorized to insure title to me or savings and loan association authorized to insure title to me or savings and loan association authorized to insure title to me or savings and loan association authorized to insure title to me or savings and loan association authorized to insure title to me or savings and loan association and savings are the state insured to insure title to me or savings and the loan association and savings are the state insurance company authorized to insure title to me or savings and many appropried that it is unable to the united States, a title insurance company and title to me or savings and many appropried that it is unable to this savings and many appropried that it is unable to the united States as a title insurance company agent iteres of an expression and savings and many problems and the united States as a title insurance company agent iteres as a title insurance company agent iteres as a title insurance co	ble and constitute a breath of the state of the pay all costs, fees and expense rustee incurred in connection with or in eart of the state of the st	es of this trust including the cos- inforcing this obligation and tru- ion or proceeding purporting to nich the beneficiary or trustee ni idence of title and the beneficiar shall be fixed by the trial court by such sum as the appellate cour-	it of life weerd stee's and attor affect the secu- may appear, inc y's or trustee's and in the eve- rt shall adjudg	as well as in editir coursed, incorred, iney's fees actually incurred, inty rights or powers of beneficiary or truste luding any suit for the foreclosure of this dee, attorney's fees; the amount of attorney's feen nt of an appeal from any judgment or elected e reasonable as the beneficiary's or trustee's to the course of t
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TRUST DIED Coincty of Ment was received for record on t and yof 19 at o'clock M, and record for in book/reel/volume No. Page or all tee/file/instr ment/microfilm/reception No. Record of of said County Witness my hand and seal County affixed.	NOTE: The trust Deed Act provides that the truste or savings and loan association authorized to do be property of this state. Its subsidiaries, affiliates, age	e herounder must be either an alterna- usiness under the laws of Gregon or ti nts or branches, the United Status or as	ly, who is an activity, who is activity, and agency thereof, i	e Name of the Oregan authorized to insure title to r a title insurance company authorized to insure title to r or an escrow agent licensed under CRS 696,505 to 686.5 or an escrow agent licensed under CRS 696,505 to 686.5
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AND SHERYL NIEMI Granter WOTOR INVESTMENT COMPANY Beneficiary Mitness my hand and seal MOTOR INVESTMENT COMPANY				Certify that the within insti-
SHERYL NIEMI Granter FOR MOTOR INVESTMENT COMPANY Beneficiary After Recording Return to (Name, Address, Tip): NOTOR INVESTMENT COMPANY Brace Reserved FOR FOR FOR In book/reel/volume No. Page or all fee/file/instr ment/microfilm/reception No. Record of of said Count Witness my hand and seal County affixed.	AND COM			ment was received for record on the
MOTOR INVESTMENT COMPANY page or all fee/file/instr ment/microfilm/reception No. Record of of said Count Witness my hand and seal County affixed.	SHERYL L. NIEMI	SPACE 7		at o'clock M., and record
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1)	MOTOR INVESTMENT COME	YANY		
P. O. BOX 309	טוע אומ היי			MAME

which are in excess of the amount required to pay all reasonable costs, expenses and afformey's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it first upon any reasonable costs and expenses and attorney's fees, both in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceeding at the balance applied upon the indebted-ness secured hereby; and grantor agrees, it is own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation, promptly upon beneficiary's requested.

9. At any time and from time to time upon written request of beneficiary, payment of its fees and presentation of the payment of the conformance (in case of full reconveyances, for cancellation), without allecting the liability of any person for the payment of the property. The object of the payment of the property of the payment of the property of the payment of the property. The first the payment of the payment o

grantor and beneficiary, may 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 expenses of sale, including the compensation of the trustee and a reasonable charge by trustee's atterney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust deed as their interests may appear in the order of their priority and (4) the turplus, if any, to the granter or to any successor in interest entitled to such surplus.

16. Benediciary may from time to time appoint as successor or successors to any trustee named berein or to any successors trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and daties conterred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, which, when recorded in the morrisage records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

17. Trustee accepts this trust when this deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

The grantor covenants and agrees to and with the beneficiary and the beneficiary's successor in interest that the grantor is lawfully seized in fee simple of the real property and has a valid, unencumbered title thereto

and that the granter will warrant and torever defend the same against all persons whomsoever.

The granter warrants that the proceeds of the loan represented by the above described note and this trust devid are:
(a)* primarily for granter's personal, family or household purposes (see Important Notice below).
(b) for an organization, or (even if granter is a natural person) are for business or commercial purposes.

This deed applies to, inures to the benefit of and birds all parties hereto, their heirs, legaters, devisees, administrators, executors, person—copresentatives, successors and sassins. The term beneficiary shall mean the holder and owner, including pleagee, of the contract secured he reby, whether or not named as a beneficiary herein.

In constraing this trust deed, it is understood that the granter, trustee and/or beneficiary may each be more than one persons that it 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 hered apply regular to co-promisions and to individuals.

made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

*IMPORTANT MOTICE: Delete, by lining out, which not applicable; if warranty (a) is applicable and as such word is defined in the Truth-in-Lending beneficiary MUST comply with the Act and Registrations; for this purpose use Stevens-Ness For	the beneficiary is a creditor Act and Regulation Z, the guiden with the sequence of the seque	
STATE OF O	REGON, County of NIBION W) ss.	
Tylis in	strument was acknowledged before me on 19	
This ins	strument was acknowledged before me on	
as		
Service Assessed annual language and amount by the service and expenses of	erren en e	
OFFICIAL SEAL THOMAS A. MIGORE NOTARY PUBLIC-OREGO COMMISSION NO. 03727 MY COMMISSION EXPIRES NOV.	76 Notary Public for Oregon	
- Management of Statements of the Statement of the Statem	Commission expires	
STATE OF OREGON: COUNTY OF KLA	MATH: ss.	
Filed for record at reques, of	Motor Investment Company the 26th d	av
of April A.D. 19 96	at 11:29 o'clock AM., and duly recorded in Vol. M96	•
of Mort	gages on Page 11747	
	Bernetha G. Letsch, County Clerk	
FEE \$15.00	By Clean Hussell	
	X	
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	Beneticiary	