				opared by: John Ken	
	11 ² 9 9 508		TPUST DEED	The Money Store 1770 Tribute Rosal flor Sacramento, CA 9571	<u>ի∞/Ո9Ն</u> թ _{age} 16952
	THIS TRUST DEED, made this 241 h	day of	April	1996	between Robert L.
	Woodbury and Na	TITY M. WOR	dhury Uhaha	A A C THE CL	as Grantor,
	Princeton Escro	W			, as Trustee, and
	of the content to none sets to a troken year old feel	C vement.	i dinama akiti salah da 2 I dan bada dinama da da 2		as Beneficiary
			WITNESSETH:	2年2月1日 公司 1855 - 一	า ที่ ค.ศ. 1967 ก. การณ <mark>ค.ศ.</mark> ค.ศ. 1 กรุงการแล้ว เพลง
	Grantor irrevocably grants, bargains, sells inc	conveys to Truste	in trust, with power of se	le, the property in	Klamath
	LIJUI Lava Lane Keno, CR	97627	1 The a both since & the day of	RAPARE SERVICE SERVICE	County Oregon described as
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<u></u>	See attached Exhibit	Λ			
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,	which real property is not currently used for a price nances and all other rights thereunto belonging or	tural timber or or	azina numana tanathar		
92	narces and all other rights thereunto belonging or	in anywise now or h	alling purposes, together ereafter appertaining, and	with all and singular the the rents, issues and n	e tenements, hereditaments and appurte-
٥٠	nances and all other rights thereunto belonging or after attached to or used in connection with seld	mx estate:			The state of the s
	For the purpose of securing: (1) Payment o th	E Indebtedness and	Mother San Connec c	videnced by a Datall In	Staller and Contract of a section 1
- 1	made by Grantor, payable to the order of Bent fict	lar/at all times, in ti	io manner as therein set f	orth, having a Total of F	Payments of \$ 26.038 80
	payable in 180	0-144°56	with an Amidal Percen	tage rate of [1 99	with an Amount Financed of
ì	system to the order or pent lice by spayable in 1.80	ns ons tenewals or	r odifications thereof; (2) p	performance of each and	CONTON Cantoriorein contained and
			y pursuant to the terms n	areas rederings arthrogg	COMMISSION NO. 651
	To protect the security of this trust deed, Gran	ito agrees:	t interes of grown their consti-	Y 20, 2000	MY COMMISSION EVENTS HERLING
	1. To keep said property in good condition and man-like manner any building which may be cons	repair: not to remov	e or demolish any huilding	themen to complete	
!	man-like manner any building which may be or no nished therefor, to comply with all laws affecting	tructed, damaged o	destroyed thereon and to	pay when due all clair	restore promptly and in good and work-
. 1	nished therefor; to comply with all laws affecting s thereof; not to commit; suffer or permit any act up be reasonably necessary; the specific enumeration	≋id property or requ	dring any alterations or im	provements to be mad	e thereon; not to commit or permit waste
t	be reasonably necessary; the specific enumeration	ns herein not exclud	ing the general.	other acts which from	ine character or use of said property may
			1 34 H T T T T T T T T T T T T T T T T T T	4.9	
t	If required by Beneficiary, to provide, maintal to the Beneficiary. The amount collected under ar and in such order as Beneficiary may determine, or	in and deliver to the	E aneticiary insurance on t	he premises satisfactor	y to the Beneficiary and with loss payable
2	and in such order as Beneficiary may determine, o	r at option of Benefi	c ary the entire amount so	collected or any part t	hereof may be released to Grantor Such
	application or release shall not cure or walve any o	default or notice of c	k fault hereunder or invalid	date any act done pursi	uant to such notice.
	3. To pay all costs, fees and expenses of this trivial or enforcing this obligation, and Trustee's attention	ust including the co	st of title search as well as	other costs and exper	see of the trustee incurred in comments.
٧	with or enforcing this obligation, and Trustee's atte	DIT ey's fees actually	incurred as permitted by	law.	see of the treatee incurred in confiection
	4. To appear in and defend any action or processes and expenses, including costs of evidence of	eclina pumortina to	affect the security hereof	or the rights or name	-f Bc
	and the state of t	f title and attorney's	(ses in a reasonable sum	as permitted by law. in	Tany such action or proceeding in which
b	penoficiary or trustee may appear.	. Figure			wildi
	5. To pay at least ten (10) days prior to deling	IOCCV all taxes or as	sassments affecting the r	roperty: to pay when	luo all angue
V	with Interest on the property or any part thereof the	ar ar distanting appre	no pe buot of subelior u	ereto.	ing all encumbrances, charges and liens
	6. If Grantor fails to perform any of the above of	22 4 4 4 4 4 4 1 1 1 1 1 1 1 1 1 1 1 1 1		of this Tour Dead #5-	North Allendaria

6. If Grantor fails to perform any of the above of the ab

it is mutually agreed that:

7. Any award of damages in connection with any condemnation for public use of or injury to said property or to any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such monies received by it in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

out Mills recorded

8. If all or any part of the property or an interest therein is sold or transferred by Grantor without Beneficiary's prior written consent excluding (a) the creation of a lien or encumbrance subordinate to this Trust Deed, (b) the creation of purchase money security Interest for household appliances or (c) a transfer by devise, descart or by operation of law upon the death of a joint tenant, the Beneficiary may, at Beneficiary's option, declare all the sums secured by this Trust Deed to be immediately due and payable. Beneficiary shall have valved such option to accelerate if, prior to the sale or transfer, Beneficiary and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Beneficiary and that the interest payable on the sums secured by this Trust Deed shall be at such rate as Beneficiary shall request.

9. Upon any default by Grantor, the Beneficia y may at any time, without notice, 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.

10. Upon default by Grantor in payment of ary in 1 btedness 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 mort-gage 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 end causo to be recorded its written notice of default and its election to sell the said described real property to satisfy the obligations secured hereby and proceed to foreclose this Trust Deed in a manner provide 1 by I aw.

11. If after default and prior to the time and diste set by Trustee for the Trustee's sale, the Grantor or other person pays the entire amount then due under the terms of the Trust Deed and the obligation secund the reby, 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 obligation as pormitted by law.

12. Upon any default by Grantor hereunder, & rantor shall pay Benefic ary for any reasonable attorney's fees incurred by Beneficiary consequent to Grantor's default.

13. After a lawful lapse of time following the recordation of the notics of default and the giving or 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 warranty. Any person excluding the Trustee may purchase at the sale.

TMS-0 RE 94 Reorder (713) 932-9855 14. When the Trustee sells pursuant to the power; provided, Trustoe shall apply the proceeds of sale to payment of (1) the expenses of sale, including two fulfees of the Trustee and the reasonable fees (1 Tru stee's attorney, (2) the obligations secured by this Trust Deed, (3) to all persons having recorded lient, 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 a riplus.

15. 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 here under.

This Trust Deed applies to, inures to the bonefit of and binds all porties hereto, their heirs, legatess, devises, administrators, executors, successors and

individual (s) / PS - Different propriate option) that executed the foregoing instrument of delete inappropriate option) that executed the foregoing instrument and received. TMS Mortgage Inc., DBA The Yoney Store, does leareby transfer, assign and set over to			gender includes the feminine and the neuter, and the sin-
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FOR RECORDING ABEL IN COUNTRICE AT 0'Clock M., and record	Granter		\ "
USED.) Record of Mortgages of said County.	Grenter	SPACE: RESERVED FOR RECORDING LABEL IN COUN-	ato'clockM., and recorded
Witness my hand and seal of Sounty affixed	Grenter	SPACE: RESERVED FOR RECORDING LABEL IN COUN- TIES WHERE USED.)	ato'clockM., and recorded
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3301 "C: Street, Suite 100-B	TO Granter TO Beneficiary AFTER RECORDING RETURN TO:	SPACE: RESERVED FOR RECORDING LABEL IN COUN- TIES WHERE: USED.)	at

LEFAL

LOTS 4 AND 5; BLCCK 1; KLAMATH RIVIR: 3 ORTMAN'S ESTATES, IN THE COUNTY OF KLAMATH, STATE OF OREGON

Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

STATE OF CREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of TMS Mortgage Inc. the 10th day of June A.D., 19 96 at 1:05 o'clock P.M., and duly recorded in Vol. M96 of Mortgages on Page 16952

FEE \$20.00

Bernetha G. Letsch, County Clerk
By Supply