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1351 .0	RUSIDEED
THIS TRUST DEED, made this 24t 1 de	ay of April 19 96 between
	as Grantor,
Princeton Escrow	, as Trustee, and
Sound Home Improvement	, as Beneficiary
est. Victoria il 111 de est u person la Rentegen de 12 dept. Éscue card	Charles Administration of America (A. P. Marcelles and S. and C.
	보다는 불통하다 表表表 동안 발충 환환한 병원 방법이 하는 사람들이 하는 것이 하는 사람들이 하는 것이다.
Grantor irrevocably grants, bargains, sells and conveys to T	rustee in trust, with power of sale, the property in Klamath
grafi androsentura (1), ir ilitara i interaturaten 1991 eta 1991), birita eta 1991). Biritarra	County, Oregon, described as:
our out the state and the residence of the tripe superstate	single throughous training training and the contract of the co
er recording	[18] [18] 영화 (18] [18] [18] [18] [18] [18] [18] [18] [
See attached exhibit A	
Assufile, Inc.	
2211 South 90th Street	031405000117801DEED
Paiston, NE 60127	
made by grantor, payor street of the street of the payable in 24 magnification and the street of the	ass and all other lawful charges evidenced by a Retail Installment Contract of even date herewith as, in the manner as therein set forth, having a Total of Payments of $\frac{46,111.20}{46,111.20}$, with an Annual Percentage rate of $\frac{12.50}{40}$, with an Annual Percentage rate of $\frac{12.50}{40}$, with an Annual Financed ovals or modifications thereof; (2) performance of each agreement of Grantor herein contained; an under cr pursuant to the terms hereof, together with Interest thereon as herein provided.
4. To keep said property in good condition and repair not to	o remove or demolish any building thereon; to complete or restore promptly and in good and work
at the state of the same and the state of the state of the state of the same of the state of the	or requiring any alterations or improvements to be made thereon; not to commit or permit was erty in violation of law; and do all other acts which from the character or use of said property made
nished therefor, to comply with all laws affecting said property thereof; not to commit, suffer or permit any ast upon said property be reasonably necessary; the specific enumerations herein not 2. If required by Beneficiary, to provide, maintain and delive to the Beneficiary. The amount collected uncer any fire, flood and be supplied on the specific or Beneficiary may determine and a set of the second collected.	aged or destroyed thereon and to pay when due all claims for labor performed and materials fur- or requiring any alterations or improvements to be made thereon; not to commit or permit wast enty in violation of law; and do all other acts which from the character or use of said property ma- excluding the general. If to the Beneficiary insurance on the premises satisfactory to the Beneficiary and with loss payab or other Insurance policy may be applied by Beneficiary upon any Indebtedness secured heret of Beneficiary the entire amount so collected or any part thereof may be released to Grantor. Suc- tice of default hereunder or invalidate any act done pursuant to such notice.

4. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including costs of evidence of title and attorney's fees in a reasonable sum as permitted by law, in any such action or proceeding in which

5. To pay at least ten (10) days prior to delinquency (Haves of a second prior to pay when due all encumbrances, charges and liens with Interest on the property or any part thereof that all my fine and a part of the prior to be performed to a second prior to do so and without notice to or demand or the property of the payment as the prior to do so and without notice to or demand or the prior and without as the prior to make the prior to the payment as the prior to the payment as th

in such manner and to such extent as Beneficiary may deem necessary to protect the security hereof. Beneficiary may, for the purpose of exercising said power; enter onto the property; commence, appear in or defend any action or proceeding purporting to affect the security hereof or the rights end powers of Beneficiary; pay, purchase, contest or compromise any a normalizance, charge or lian, which in the judgement of Beneficiary may incur any liability, expend whatever amounts in its absolute discretion it may deem necessary therefor including cost of evidence of title; employ counsel and pay his reasonable fees. Grantor coverants to repay immediately and without demand all sums expended hereunder by Beneficiary, together with interest from date of expenditure at the rate provided in the

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

8. If all or any part of the property or an interest therein is sold or transferred by Grantor vithout 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, descent or by operation of law upon the death of a joint tenant, the Deneficiary may, at Beneficiary's option, declare all the sums secured by this Trust Deed to be Immediately due and payable. Beneficiar/ shall have waived 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

9. Upon any default by Grantor, the Beneficiary 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 or any part of it, and that the entering upon and taking possession of the property or any part of it, and that the entering upon and taking possession of the property or any part of it, and that the entering upon and taking possession of the property or any part of it, and that the entering upon and taking possession of the property or any part of it, and that the entering upon and taking possession of the property or any part of it, and that the entering upon and taking possession of the property or any part of it, and that the entering upon and taking possession of the property or any part of it, and that the entering upon and taking possession of the property or any part of it, and that the entering upon and taking possession of the property or any part of it, and the property or any part of it.

10. 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 mortpage foreclosures or direct the Trustee to fo eclor e this Trust Deed by advertisement and salo. In the latter event the Beneficiary or the Trustee shall execute end cause to be recorded its written notice of d sault and its election to sell the said described real property to satisfy the obligations secured hereby and proceed

11. If after default and prior to the time and date 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 secured thereby, the Grantor or other person making such payment shall also pay to the Beneficiary all the costs and

12. Upon any default by Grantor hereun ler, Crantor shall pay Beneficiary for any reasonable attorney's fees incurred by Beneficiary consequent to Grantor's

13. After a lawful lapse of time following the recordation of the notice 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 tidder for cash payable at the time of sale. Trustee shall deliver to the purchaser a deed without express or implied

baneficiary or trustee may appear.

It is mutually agreed that:

proceeds of fire or other insurance.

idefault. Appetition (auto Co

TMB-ORE 94 Heorder (713) 932-9855

5. To pay at least ten (10) days prior to delinques of the property or any part thereof that the state of the property or any part thereof that the state of the property or any part thereof that the state of the property or any part thereof the property or any part the property or any part

Contract until paid, and the repayment of such sums are secured hareby.

sums secured by this Trust Deed shall be at such rate as Beneficiary shall request.

expenses actually incurred in enforcing the terms of the obligation £3 permitted by law.

areada trong tereforte and the

warranty. Any person excluding the Trustee may purchase at the sale.

to foreclose this Trust Deed in a manner provided by law.

crty shall not cure or waive any default or notice of default or invalidate any act done pursuant to such notice.

LEGAL

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN KLAMATH COUNTY, STATE OF OREGON

THE EAST 70 FEET OF LOT 20 OF DIBLIK HOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE RECORDS OF KLAMATH COUNTY, DRIZGON.

SUBJECT TO RESTRICTIONS, RESERVALTIONS, EASEWENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD. IF ANY.

			AMATH: SS.

Filed for record at request of	: TMS	Mortgage Inc		the 10th	day
of June	A.D., 19 96	at1:05	_o'clockP M., and	duly recorded in Vol. M96	
	f lorigas		on Page 16		
그들이 선생님들 하여 여자를					
FEE \$20.00			By S	etha G. Letsch, County Clerk	<u>_&_</u>