Acoustines may be used.  Man by spiritual to the Collect for schoolship spirit being a selection of the Collection of the Colletion of the Collection of the Collection of the Collection of the	Vol. M96 Page
THIS TRUST DEED; made this will the	
	day of JULY , 1996 , between
SPEN TITLE AND ESCROW, INC.	as Grantor, as Trustee, and
INDA J.JOHNSON and JAMES K. JOHNSON as	custodians for CHRISTOPHER J. JOHNSON, as to a
5% interest and KEITH S. JOHNSON and EL WIT	AINE M. JOHNSON as to a 55% interest as Beneficiary,
	conveys to trustee in trust, with power of sale, the property in
	The second secon
Lot 4, Block 97, KLAMATH ADDITION TO TH	E CITY OF KLAMATH FALLS, in the County
	and all all all all all and a second and a second
hereafter appertaining, and the rents, issues and profits there property.	appurtenances and all other rights thereunto belonging or in anywise now not and all tixtures now or hereafter attached to or used in connection with
FOR THE PURPOSE OF SECURING PERFORMANCE THIRTY CIT THOUGAND FIVE HIMDER AND M	CE of each agreement of grantor herein contained and payment of the sum
(\$36.500.00)	Of 100
to of even date herewith, payable to beneficiary or order an	Dollars, with interest thereon according to the terms of a promissory of made by grantor, the tinal payment of principal and interest hereof, if
t sooner paid, to be due and payable AUGUST 15th	<del>19</del> 2001
The date of maturity of the debt secured by this instru	ment is the date, stated above, on which the final installment of the not ttempt to, or actually sell, convey, or assign all (or any part) of the prop-
ty or all (or any part) of grantor's interest in it without first	t obtaining the written consent or approval of the beneficiary, then, at the
neticiary's option <sup>s</sup> , all obligations secured by this instrument me immediately due and payable. The execution by grantor	it, irrespective of the maturity dates expressed therein, or herein, shall be of an earnest money agreement** does not constitute a sale, conveyance o
signment.	
	od condition and repair; not to remove or demolish any building or im-
overnent thereon; not to commit or permit any waste of the p	roperty. itable condition any building or improvement which may be constructed,
maged or destroyed thereon, and pay when due all costs incu-	rred therefor.
requests, to join in executing such lineacing statements purs	nants, conditions and restrictions affecting the property; if the beneficiary mant to the Uniform Commercial Code as the beneficiary may require and
encies as may be deemed desirable by the beneficiary.	well as the cost of all lien searches made by filing officers or searching
A To possible and continuously maintain insurance on	the buildings now or hereafter erected on the property against loss or from time to time require, in an amount not less than \$INSURABLE. V
ritten in companies acceptable to the beneficiary, with loss p	payable to the latter; all policies of insurance shall be delivered to the bene-
ciary as soon as insured; if the grantor shall fail for any reason least lifteen days prior to the expiration of any policy of im	to procure any such insurance and to deliver the policies to the beneficiary surance now or hereafter placed on the buildings, the beneficiary may pro-
re the same at grantor's expense. The amount collected under	r any lire or other insurance policy may be applied by beneficiary upon y may determine, or at option of beneficiary the entire amount so collected
any part thereof, may be released to grantor. Such application	y may determine, or at option of beneficiary the entire amount so collected, on or release shall not cure or waive any default or notice of default here-
nder or invalidate any act done pursuant to such notice.  5. To keep the property free from construction liens an	nd to pay all taxes, assessments and other charges that may be levied or
sessed upon or against the property before any part of such	taxes, assessments and other charges become past due or delinquent and rantor fail to make payment of any taxes, assessments, insurance premiums,
ens or other charges payable by grantor, either by direct payn	ment or by providing beneticiary with funds with which to make such pay-
ent, beneficiary may, at its option, make payment thereof,	and the amount so paid, with interest at the rate set forth in the note agraphs 6 and 7 of this trust deed, shall be added to and become a part of
e debt secured by this trust deed, without waiver of any right	is arising from breach of any of the covenants hereof and for such payments,
ith interest as aforesaid, the property hereinbefore described,	, as well as the grantor, shall be bound to the same extent that they are If all such payments shall be immediately due and payable without notice
nd the nonpayment thereof shall, at the option of the benefici	iary, render all sums secured by this trust deed immediately due and pay-
ble and constitute a breach of this trust deed.  6. To pay all costs, fees and expenses of this trust inclu-	ding the cost of title search as well as the other costs and expenses of the
ustee incurred in connection with or in enforcing this obliga	tion and trustee's and attorney's fees actually incurred. Irporting to allect the security rights or powers of beneficiary or trustee,
nd in any suit, action or proceeding in which the beneficiary	or trustee may appear, including any suit for the foreclosure of this deed
. nev all costs and expenses including evidence of title and th	he beneficiary's or trustee's attorney's fees; the amount of attorney's fees e trial court and in the event of an appeal from any judgment or decree or
entioned in this peragraph 7 in all cases shall be fixed by the	nnallata court shall adjudda reasonable as the haneliciary's or trustee's at
entioned in this peragraph 7 in all cases shall be fixed by the te trial court, grantor further agrees to pay such sum as the a	positive court situit adjudge reasonable as the peneticially 5 or trustees at-
entioned in this peragraph 7 in all cases shall be fixed by the tertial court, grantor further agrees to pay such sum as the a prney's tees on such appeal.  It is mutually agreed that:	
entioned in this peragraph 7 in all cases shall be fixed by the trial court, grantor further agrees to pay such sum as the agrees's fees on such appeal.  It 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, bene- or any portion of the monies payable as compensation for such taking.

TRUST DEED and the state of the		STATE OF OREGON	ss.
LESLIE R. WOOD AND SHERRY A. WOOD 508 PLUM STREET		I certify that ment was received f	
Croster LINDA J. and JAMES K. and CHRISTOPHE J. and KEITH S. and ELAINE M. JOHNSO	SPACE RESERVED	in book/reel/volume l	M., and recorded
The think property of the control of	lang palamban penggalah salah sebagai salah bagsah sebagsah sebagsah sebagsah sebagsah sebags	ment/microfilm/recept Record of	otion No
After Receiving Return to (Name, Address, Zip): ASPEN TITLE AND ESCROW, INC.	the state of the s	County affixed.	dang and seat of
525 MAIN ST. KLAMATH FALLS, OR 97601 (COLLECTION DEPT.)	AND JUNE DE BERTON DE LA CONTRACTOR DE CONTRACTOR DE CONTRACTOR DE LA CONT	By	Trib., Deputy
			30,120

which are in access of the amount required to pay all reasonable costs, expenses and attoracy's tees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it livit upon any reasonable costs and expenses and attoracy's fees, both new proceedings, shall be paid to beneficiary and polled by the sentitives in such proceedings, and the balance applied upon the indebted-iness secured between the part of the part o Takant "" and that the grantor will warrant and torever defend the same against all persons whomsoever. 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, family or household purposes (see Important Notice below),

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

This deed applies to, incres to the benetic of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneticiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneticiary herein.

In construing this trust deed, it is understood that the grantor, trustee and/or beneticiary may each be more than one person; 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 hereol apply equally to corporations and to individuals.

IN WITNESS WHEREFOR the deporter has executed this instrument the day and were first above well. IN WITNESS WHEREOF, the grantor has executed this instrument the day and year first above written. lle. \*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 disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. ZE R. WOOD sures; for this purpose use Stevens-Ness Form No. 1319; annual complete with the Act is not required, disregard this notice. STATE OF OREGON, County of KLAMATH This instrument was acknowledged before me on by LESLIE R. WOOD and SHERRY A. WOOD This instrument was acknowledged before me on OFFICIAL SEAL
RHONDA K. OLIVER
NOTARY PUBLIC-OREGON
COMMISSION NO. 053021
AV COMMISSION EXPIRES APR. 10, 2000 Notary Public for Oregon My commission expires Ufful 10,00 STATE OF OREGON: COUNTY OF KLAMATH: \$5. Filed for record at request of Aspen Title the A.D., 19 96 A M., and duly recorded in Vol. 20718 July at 11:37 o'clock of Mortgages on Page Bernetha G. Letsch, County Clerk \$15.00

a i par i la judai beed (viade veri peakam).

TRUIST DEED

the new time of strategy to be trust being to Fitt NOTE with a company Bath weres the deliveries to the souther substitution in a description in allows.