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By.

NC.	ns No. 891 - Orogen Trust Deed Series - TRUST DEED (Assignment Restricted).	ST DEED	Val mo	Le Dage 23	IC71 🤄	
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		AND K WIFE	,		as Grantor	
	N.I. HANSON & DARA HANSON , HUSBA KLAMATH COUNTY TITLE COMPANY	THE RESERVE		as 7	Trustee, and	đ
	TARRY B KING	********************	***************************************	, as i	Beneficiary	٧,
	- drants hargains, sells and co	onveys to trust	ee in trust, with	power or sare, the		
•••	The second secon	to the offi	icial plat			
	thereof on file in the office	of the Count	'A OTELK'			
	Klamath County, Oregon.					
	1997年 - 1997年	•				
	together with all and singular the tenements, hereditaments and a	appurienzace*	d all other rights ti	bereunto belonging or	in anywise n	ith
1	together with all and singular the tenements, hereditaments and i or hereafter appertaining, and the rents, issues and profits therec	of and all fixture	now or hereafter	arrached to or used in	manda di sa	15
	or hereafter appertaining, and the rents, issues the property.	Fot each agreed	atat of traited ter	in contained and rays	ALT * * * * * * *	X
	FOR THE PURPOSE OF SECURIORISTING NO!	TOO*******	£ 2=4=====	eccording to the terms	of a promiss	ory
•	**************************************	nd made by grant	or, the final payme	ent of principal and in	Mcreo.	•
	note of even date herewith, payable to beneficiary or order an	.19			tt of the t	note
	not sooner paid, to be due and payable the motivative of the debt secured by this instru	ment is the date	, stated above, on \	or assign all (or any p	part) of the p	orop-
	The date of maturity of the debt secured by this instru- becomes due and payable. Should the grantor either agree to, a erty or all (or any part) of grantor's interest in it without its beneficiary's option*, all obligations secured by this instrument to the and payable. The execution by grantor	at obtaining the want, irrespective of	viitten consent or a the maturity dates	s expressed therein, or	r herein, shali ile, convevan	i be-
	erty of all (of any pass) beneficiary's option*, all obligations secured by this instrument beneficiary's option*, all obligations secured by this instrument beneficiary's option*, all obligations secured by this instrument beneficiary's option*.	of an earnest mo	ney agreement** de	oes not constitute a sa	are, conveyant	-
	assignment.	:	d renair: not to rer	move or demolish any	v building or	im-
ı	m the security of this trust dood, g	ood condition and property.	env beltates	provement which may	y be construc	cteđ,
	provement thereon, not to compete and in good and hab	bitable condition	any banens		: 4 the honofic	ciarv
	damaged or desiroye with all laws, ordinances, regulations, cove 3. To comply with all laws, ordinances, regulations, cove so requests, to join in executing such financing statements pur to pay for filling same in the proper public office or offices, as to pay for filling same in the proper public office or offices, as	s well as the cos	t ot all lien search	racted 1	ly against la-	\$\$_D*
	to pay for filling sales in a sal	n the buildings	now or hereafter e ime require, in an a	rected on the propert amount not less than \$	FULL INS	SUR
	agencies as may be deemed ontinuously maintain insurance of 4. To provide and continuously maintain insurance or damage by tire and such other hazards as the beneficiary may written in companies acceptable to the beneficiary, with loss written in companies acceptable to the beneficiary, with loss	payable to the la	tter; all policies of such insurance and	insurance shall be deliv to deliver the policies	to the benefit	iciary
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KLAMATH FALLS, OR 97601

which are in excess of the amount required to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary an 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 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 beneficiary's request.

9. At any time and from time to time upon written request of beneficiary, payment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyances, for cancellation), without affecting the liability of any person for the payment of the indebtedness, trustee may (a) consent to the making of any map or plat of the property; (b) join in granting any essential consents of the making of any map or plat of the property; (b) join in granting any essential expenses of the interest of the inter

deed of any matters of fact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the 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 attorney, (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 surplus, it any, to the grantor or to any successor in interest entitled to such surplus.

16. 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 hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, which, when recorded in the mortgage 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

3

3

and that the grantor will warrant and torever 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, 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 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 hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument the day and year first above written.
12 Horson
*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. If compliance with the Act is not required, disregard this notice.
STATE OF OREGON, County ofKlamath) ss.
This instrument was acknowledged before me on _July 30
This instrument was acknowledged before me on
OFFICIAL SEAL DEBRA BUCKINGHAM NOTARY PUBLIC - OREGON  NOTARY PUBLIC - OREGON
COMMISSION NO. 020140  MY COMMISSION EXTRES DEC. 19, 1996  My commission expires 12-19-96  My commission expires 12-19-96
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

STATE OF OREGON: COUNT	I UP KLAMAIN:						
Filed for record at request of .					the	30th	day
of July A	.D. 19 96 at _	3:41	o'clock _	P. M., ar	nd duly recorded i	in Vol. <u>M96</u>	
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