**STHISTRUCT DEED made this	THIS TRUST DEED mote than Annia E. Sanchez  Klamath Country Istele Company  Motor Investment Com		Vol.mal Page 24186	TRUST DEED	22795
Motor Investment Company  WITNESSETH:  Grantor irrevocably grants, bardeins, sells and conveys to trustee in trust, with power of sele, the property Klamath  Grantor irrevocably grants, bardeins, sells and conveys to trustee in trust, with power of sele, the property Klamath  Grantor irrevocably grants, bardeins, sells and conveys to trustee in trust, with power of sele, the property Klamath  Grantor irrevocably grants, bardeins, sells and conveys to trustee in trust, with power of sele, the property of the County Clerk of Klamath County, Oregon.  The sells of the County Clerk of Klamath County, Oregon.  The converted of the County Clerk of Klamath County, Oregon.  The property of the County Clerk of Klamath County, Oregon.  The property of the County Clerk of Klamath County, Oregon.  The property of the County Clerk of Klamath County, Oregon.  The property of the County Clerk of Klamath County, Oregon.  The property of the County Clerk of Klamath County, Oregon.  The property of the County Clerk of Klamath County, Oregon.  The property of the County Clerk of Klamath County, Oregon.  The property of the County Clerk of Klamath County, Oregon.  The County of the County Clerk of Klamath County, Oregon.  The County of the County Clerk of Klamath County, Oregon.  The County of the County Clerk of Klamath County, Oregon.  The County of the County Clerk of Klamath County, Oregon.  The County of the County Clerk of Klamath County, Oregon.  The County of the County Clerk of County Cler	Motor Investment Company  WITNESSETH:  Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the pre Klamath  County, Organ, described as:  United States Highway 66 Units, Plat No. 2, according to the official plat thereof ile in the office of the County Clerk of Klamath County, Organ, described as:  United States Highway 66 Units, Plat No. 2, according to the official plat thereof ile in the office of the County Clerk of Klamath County, Oregon.  Somethies appetialing, and the rests, issues and profits thereof and all littures now or hereafter attached to or used in county for the County of the C	Granto tee ar	st, 19 <mark>96</mark> , beh	E. Sanchez	THIS TRUST DEED, made this 27th Jose L. Sanchez and Maris
Mithesseth:  Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property Klamath	Motor Investment Company  WITNESSETH:  Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sele, the process of the control of the c	, u.	, as Gra, as Trustee	any	Klamath County Title Comp
Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property Klamath County, Oregon, described as: Ot 21 in Block 36, Klamath Falls, orest Estates Highway 66. Units, Plat No. 22, according to the official plat thereof on ile in the office of the County Clerk of Klamath County, Oregon.  The official plat thereof on the office of the County Clerk of Klamath County, Oregon.  The office of the County Clerk of Klamath County, Oregon.  The office of the County Clerk of Klamath County, Oregon.  The office of the county Clerk of Klamath County, Oregon.  Dollars, with integer transportation of the second of the county of the c	Grantge irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the pre Klamath Country, Oregon, described as: Lot 21 in Block 36, Klamath Falls, prest Estates Highway 56. Units, 2 ILA No. 2, according to the official plat thereof ille in the office of the Country Clerk of Klamath Country, Oregon.  It is not to expect the country of the Country Clerk of Klamath Country, Oregon.  It is not to expect the country of the Country of Klamath Country, Oregon.  It is not to expect the country of the C	*********		*************************	
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The date of maturity of the debt secured by this instrument is the date, stated-polye, on which the linal installment of the necocomes due and payable. Should the grantor either agree to, attempt to, or actually sell, convey, or assign all (or any part) of the privy or all (or any part) of the privy or all (or any part) of grantor's interest in it without lirst obtaining the written consent or approval of the beneficiary, then, at execution by grantor of an earnest money agreement** does not constitute a sale, conveyance saignment.  To protect, preserve and maintain the property in good condition and repair; not to remove or demolish any building or in revenuent thereon; not to commit or permit any waste of the property.  To protect, preserve and maintain the property in good condition and repair; not to remove or demolish any building or in revenuent thereon; not to commit or permit any waste of the property.  To protect, preserve and maintain the property in good condition and repair; not to remove or demolish any building or in revenuent thereon; not to commit or permit any waste of the property.  To protect, preserve and maintain the property in good condition and repair; not to remove or demolish any building or in revenuent the same of the property and in good condition and repair; not to remove or demolish any building or in the same of the property and	The date of maturity of the debt secured by this instrument is the date, staged possible, on which the linal installment becomes due and psyable. Should the granter alites agree to, attempt to, or extually plei, covey, or assignant provided the property of the property	f the su	ol grantor herein contained and payment of the	MANCE of each ag inty and 00/1	FOR THE PURPOSE OF SECURING PERFORE Fifteen Thousand Five Hundred!
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3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property; if the beneficiary or requests, to join in executing such financing statements pursuant to the Unitern Commercial Code as the beneficiary may require a pay for filing same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searchig property for the property affects of the property as soon as irsured; if the grantor shall tail for any reason to procure any such insurance and to deliver the policies to the beneficiary as soon as irsured; if the grantor shall tail for any reason to procure any such insurance and to deliver the policies to the beneficiary as soon as irsured; if the grantor shall tail for any reason to procure any such insurance and to deliver the policies to the beneficiary as soon as irsured; if the grantor shall tail for any reason to procure any such insurance policy may be applied by beneficiary may price or other insurance policy may be applied by beneficiary may price or other insurance policy may be applied by beneficiary or insurance of the state of property the entire anount so collects or any part thereof, may be released to grantor. Such application or release shall not cure or waive any default or notice of default he mader or invalidate any act done pursuant to such notice.  S. To keep the property free from construction liens and to pay all tants, and other charges become past due or delinquent a scomptly deliver receipts therefor to beneficiary; should the grantor fail to make payment of any taxes, assessments, insurance premiures or other charges payable by grantor, either by direct payment of any taxes, assessments and other char	3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property; it the to pay to filing same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or general same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or general same by the peneticiary of the cost of all lien searches made by filing officers or general same by the search of the property affects as many be deemed desirable by the beneficiary may from time to time require, in an amount not less than \$\frac{1}{2}\text{Continuously maintain insurance} on the buildings now or hereafter placed on the buildings are search or property in the season of the continuously maintain insurance on the buildings now or hereafter placed on the buildings, the beneficiary may can be an insurance and to eliver the policies to the it least fitteen days prior to the expiration of any policy of insurance now or hereafter placed on the buildings, the beneficiary in indebtedness secured herebyes. The amount of the property destroyers are part thereof, may be released to granter. Sea beneficiary may destormine, or at option of beneficiary the entire amount so any part thereof, may be released to granter. Sea beneficiary may destormine, or at option of beneficiary the entire amount so any part thereof, may be released to granter. Sea beneficiary may destormine, or at option of beneficiary the entire amount so any part thereof, may be released to granter to such takes, assessments and other charges become part of the property below any part of such taxes, assessments and other charges become part of the property below any part of such taxes, assessments and other charges payable by granter, either by direct payment or by providing beneficiary may at its option, make payment thereof, and the amount so paid with interest at the rate set forth it course of the payment of the property below any payable to the payment shall be			in good condition in the property. In the history of the history of the condition	<ol> <li>To protect, preserve and maintain the propert ement thereon; not to commit or permit any waste of 2. To complete or restore promptly and in good a</li> </ol>
4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the property against loss amage by lite and such other hexards as the beneficiary may from time to time require, in an amount not less than \$100. Well building the property against the property against the property as soon as insured; if the grantor shall fall for any reason to procure any such insurance and to deliver the policies to the beneficiar telest filteen days prior to the expiration of any polley of insurance now or hereafter placed on the buildings, the beneficiary may put the same at grantor's expense. The amount collected under any fire or other insurance policy may be applied by beneficiary may indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary the entire amount so collecter any part thereof, may be released to grantor. Such application or release shall not cure or waive any detault or notice of each the property free from construction liens and to pay all taxes, assessments and other charges that may be levied assessed upon or against the property before any part of such faxes, assessments and other charges become past due or delinquent a roundly deliver receipts therefor to beneficiary; should the grantor fail to make payment of any taxes, assessments, insurance premiures or other charges payable by grantor, either by direct payment or by providing beneficiary with funds with which to make such payable there is not apply to the property hereinbotore described, and the amount so paid, with interest at the rate set forth in the new the charges payable by this trust deed, without waiver of any rights arising from breach of any of the covenants hereof and for such paymen with interest as aforesaid, the property hereinbotore described, and all such payments shall be immediately due and payable without not in the new payment of the payment of the obligation herein described, and all such payments shall be immediately due and payable without not in the new	4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the property analysis arrange by the end such other hazards as the beneficiary may from time to time require, in an amount not less than \$\frac{Notition}{200}\$ arrange by the end such other hazards as the beneficiary may from time to time require, in an amount not less than \$\frac{Notition}{200}\$ related to the beneficiary, with loss payable to the latter; all policies of insurance shall be eleviered to the control of the expiration of any policy of insurance now or hereafter placed on the buildings, the beneficiary use the same at grantor's expense. The amount soliced under any fitter or their insurance policy may be spilled by benefit any indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary the entire amount sole of any part thereof, may be released to grantor. Such application or release shall not cure or vivalidate any act done pursuant to such notice.  5. To keep the property tree from construction liens and to pay all taxes, assessments and other charges that may be assessed upon or against the property before any part of such taxes, assessments and other charges become past due or delin compity deliver receipts therefor to beneficiary; whould he grantor fall to make payment of any taxes, assessments, insurance ens or other charges payable by trantor, either by direct payment or by providing beneficiary with funds with which to make ensure of hereby, together with the obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become the debt secured by this trust deed, whoult well are all the payment of any of the covenants hereof and for such rith interest as aforesaid, the property hereinbofore described, as well as the grantor, shall be bound to the same extent the obligations herein described, and all such payments shall be timediately due to the old and continued to the obligation herein described, and all such payments shall be t	enelicia quire a searchi	restrictions affecting the property; if the benef Commercial Code as the beneficiary may requir Il lien searches made by filing officers or sear	s incurred therefor, covenants, condition pursuant to the U es, as well as the co	3. To comply with all laws, ordinances, regulation quests, to join in executing such financing statements for filing same in the proper public office or offices as may be deemed desirable by the beneficient.
the debt secured by this trust deed, without waiver of any rights arising from breach of any of the covenants hereof and tor such payment in interest as aforesaid, the property hereinbefore described, as well as the grantor, shall be bound to the same extent that they a sound for the payment of the obligation herein described, and all such payments shall be immediately due and payable without noting the nonpayment thereof shall, at the option of the beneficiary, render all sums secured by this trust deed immediately due and payable without noting the constitute a breach of this trust deed.  6. To pay all costs, fees and expenses of this trust including the cost of title search as well as the other costs and expenses of trustee incurred in connection with or in enforcing this obligation and trustee's and attorney's fees actually incurred.  7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee or pay all costs and expenses, including evidence of title and the beneficiary's or trustee's attorney's lees; the amount of attorney's feentioned in this paragraph 7 in all cases shall be fixed by the trial court and in the event of an appeal from any judgment or decree the trial court, grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as the beneficiary's or trustee's to orney's fees on such appeal.  It is mutually agreed that:  8. 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7. To appear in and defend any action or proceeding this soligation and trustee's and attorney's fees actually incurred.  7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee may appear, including any suit for the foreclosure of this deep appear and expenses, including evidence of title and the beneficiary's or trustee's attorney's fees; the amount of attorney's fees pay all costs and expenses, including evidence of title and the beneficiary's or trustee's attorney's fees; the amount of attorney's fees that court, grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney'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, ber ciary shall have the right, if it so elects, to require that all or any portion of the monies payable as compensation for such takin OTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Greene State Ray a hank trust come.	7. To appear in and detend any action or proceeding purporting to affect the security rights or powers of beneficiary or all or any suit, action or proceeding in which the beneficiary or trustee may appear, including any suit for the toreclosure of opay all costs and expenses, including evidence of title and the beneficiary or trustee's attorney's lees; the amount of attorient time to the proceeding in which the beneficiary or trustee's attorney's lees; the amount of attorient time trustee and expenses, including evidence of title and the beneficiary or trustee's attorney's lees; the amount of attorient time trustee and expenses, including any suit for the toreclosure of the trustee's attorney's lees; the amount of attorient time expenses, including any suit for the toreclosure of the trustee's attorney is lees; the amount of attorient time expenses and expenses, including any suit for the toreclosure of the trustee's attorient and expenses and expenses, including any suit for the toreclosure of the trustee's attorient and expenses at the security in the expenses and expenses and expenses and expenses and the expenses at the toreclosure of attorient and expenses and expenses and expenses attorient a	a part saymen they a ut noti- and pa	s trust deed, shall be added to and become a pot any of the covenants hereof and tor such pays or, shall be bound to the same extent that the hall be immediately due and payable without a locured by this trust deed immediately due and secured by this trust deed immediately due and secured by this trust deed immediately due and secured by this trust deed immediately due.	n paragraphs o and rights arising from ribod, as well as the d, and all such pay preficiary, render all including the cost of including the cost of the cost of the cos	lebt secured by this trust deed, without waiver of an interest as aforesaid, the property hereinbefore dead for the payment of the obligation herein describe the nonpayment thereof shall, at the option of the land constitute a breach of this trust deed.  6. To yay all costs, fees and expenses of this trust.
ictary snail have the right, it it so elects, to require that all or any portion of the monies payable as compensation for such takin IOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Grenon State Ray a bank trust common	ICIANY Shall have the right, if it so elects, to require that all or any portion of the monies payable as compensation for su  IOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, to r savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insur- roperty of this state, its substidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.50  WARNING: 12 USC 1701j-3 regulates and may prohibit exercise of this option.  "The publisher suggests that such an agreement address the issue of obtaining beneficiary's consent in complete detail.  **TATE OF OREGON,**  **TRUST DEED**  **County of	r truste	attorney's fees actually incurred. security rights or powers of beneficiary or the security rights or powers of beneficiary or the stee's attorney's fees; the amount of attorney's e event of an appeal from any judgment or dec- lipting reasonable as the beneficiary's or trustee	poligation and trust on a purporting to at clary or trustee mand the beneficiary by the trial court at the appellate court	T. To appear in and defend any action or proceed in any suit, action or proceeding in which the beneaty all costs and expenses, including evidence of title tioned in this paragraph 7 in all cases shall be fixed rial court, grantor further agrees to pay such sum as y's tees on such appeal.  It is mutually agreed that:
	r savings and loan association authorized to do business under the laws of oregon or the United States, a title insurance company authorized to insurance triplets, a spent of branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.50 WARNING: 12 USC 1701j-3 regulates and may prohibit exercise of this option.  *The publisher suggests that such an agreement address the issue of obtaining beneficiary's consent in complete detail.  **TATE OF OREGON,**  **TRUST DEED**  **County of **  **L' certify that the within Marie E. Sanchez**  **Marie E. Sanchez**  **Grenter**  **Orenter**  **SPACE RESERVED**  **TRUST DEED**  **County of **  **L' certify that the within day of **  **Orenter**  **Orenter**  **SPACE RESERVED**  **TRUST OF OREGON,**  **County of **  **L' certify that the within day of **  **Orenter**  **Orenter**  **Orenter**  **Orenter**  **SPACE RESERVED**  **TRUST OF OREGON,**  **County of **  **L' certify that the within day of **  **Orenter**  **Orenter**  **Orenter**  **Orenter**  **Orenter**  **Orenter**  **Orenter**  **Orenter**  **ACE RESERVED**  **A	stee's a	the right of eminent domain or condemnation,	t all or any portio	8. In the event that any portion or all of the pro
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TITLE .., Deputy

which are in excess of the amount required to pay all reasonable costs, expenses and atterroy's teen necessarily paid or incurred by granter in such precedings, shall be paid to beneficiary and applied by it first upon any reasonable costs and expenses and atterroy's fees, both mass secured berebylates courts, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the indebtedness secured berebylates courts, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the indebtedness secured berebylates of the property of the such for cancellation), without affecting the liability of any person for the payment of its notes for endorsement (in case of lut time upon written request of beneficiary, payment of its less and presentation of this deed and the indebtedness, trustee may (a) consent to the mass, for cancellation), without affecting the liability of any person for the payment of the note for endorsement (in case) that the property. The grantee seement affecting this deed or the lien or charge thereof; (d) legally entitled thereto; and the recitals therein of any matters or lacts shall be conveyance may be described as the "person or persons legally entitled thereto;" and the recitals therein of any matters or lacts shall be conveyance may be described as the "person or persons less than \$5.

In June 1997, and the recitals therein of any matters or lacts shall be conveyance may be described as the "person or persons less than \$5.

In June 1997, and the recitals therein of any matters of the standard property of any street of the adequacy of any security for the indebtedness hereby secured enter upon and take one and property of any described property of any street of the adequacy of any security for the indebtedness hereby secured hereby, and in such order and expenses of operation and collection, including reasonable attorney's less upon any control of the property of any described property of any described property of any described gentor 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 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. It any, to the grantor or to any successor in interest entitled to such surplus. It any, to the grantor or to any successor in interest entitled to such surplus. Suppointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, made by written instrument executed by beneficiary, which, when recorded in the mortgage records of the country or counties in which the 11. 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. 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 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:

(\*\*\*)\*\* primarily for grantor's personal, lamily or household purposes (see Important Notice below).

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisess, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract 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 IN WITNESS WHEREOF, the grantor has executed this instrument the day and year first above written. \* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is net applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-tending Act and Regulation are certain beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No.; 1319, or equivalent. disclosures; for this purpose use Stevens-Ness Form No. 1319, a lif compliance with the Act is not required, disregard this notice. STATE OF OREGON, County of Klamath This instrument was acknowledged before me on Jose L. Sanchez and Maria E. Sanchez This instrument was acknowledged before me on bν AS. OFFICIAL SEAL RICHARD J. WICKLINE NOTARY PUBLIC-OREGON COMMISSION NO. 037287 MY COMMISSION EXPIRES NOV. 11, 1985 Notary Public for Oregon ,1998 Nov 11 commission expires ... STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of \_\_August\_\_\_\_\_ Klamath County Title A.D., 19 96 3:20 at o'clock P.M., and duly recorded in Vol. \_ M96 of\_ Mortgages on Page \_ 24186

Bernetha G Letsch,

By

County Clerk

FEE \$15.00

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