TRIS TRUST DEED, said his 1875. 151. 49 of 1	4	· 22488	TRUST DEED Volmal Page 23489				
SSE Interest; and GREGORY S. CLASSON, an Individual, as to an undivided SX and Trustee, power Transmission Frochects, Inc., obs. Cascade Industrial Supply as Trustee, as Beneficial WITHERSTEE Courty, Origin, described as The Courty	B	THIS TRUST DEED made this / 29th					
Power Transmission Products, Inc., dbs Cascade Industrial Supply As Beneficial Grantor irrevocably grants, bargains, salts and conveys to trustee in trust, with power of sale, the property Klamath	6 0 852	Paul H. Tremaine and Barbara A. Trem % interest; and GREGORY S. GLASSOW, an	maine, husband and wire, jointly, as to an undivided individual, as to an undivided 5% ***, as Grantor				
Grantor irrevocably grants, bargains, solls and conveys to trustee in trust, with power of sale, the property Klamath County, Oregon, described as: THIS TRUST DEED IS BEING RE-RE-RECORDED TO CORRECT THE DEED INIS TRUST DEED IS BEING RE-RE-RECORDED TO CORRECT THE DEED Lots 21An, 21D, 21Cn, 22An, 22Bn, 23An, 23B and 24Bn, BLOCk 17, Railroad Addition, according to the official plat thereof on file in the official of the Country, Ocegon. **Ainterest: and MARK BEDDOS, an indivdual, as to an undivided 5% interest: and RON BOK an individual, as to an undivided 5% interest. Southers still and singular the sensents, hardinances and sportishances and all other rights theseunts belonging or in service or sheater aparticular, and the result, issues and revolts thereof and all three more a headther stated to or soul in connection as the content of the state		Power Transmission Products, Inc., C	dba Cascade Industrial Supply				
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1. To protect, preserve and maintain the property in good constitution and repair; not to remove or demailsh any building or provenent thereon; not to commit or permit any waste of the property. 2. Compiles or relation prompting and in good and habilable condition any building or improvement which may be construct any the contract of the property. 2. Compiles or relation prompting and in good and habilable condition any building or improvement which may be construct any or desirably with all laws, ordinances, regulations, covenants, conditions and restrictions attaching the property lift of the beneficiar or requests, to join in securiting such limenoing statements pursuant to the Uniform Commencated Code as the maintain finances or requests, to join in securiting such limenoing statements pursuant to the Uniform Commencated Code as the maintain finances or the buildings now or herester erected on property lift of agencies are may be desmod destribibly prompting the property property and agencies are may be desmod destribibly and another control time to time require, in an amount not less than the difference of the state of the property beneficiary and another control to the property beneficiary and another property beneficiary and property beneficiary and another property beneficiary and a		beneliciary's option*, all obligations secured by this ins	strument, irrespective of the maturity dates expressed therein, or herein, shall be decided the constitute a sale, conveyence				
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which are in excess of the amount required to pay all reasonable costs, expenses and atterney's tess necessarily paid or incurred by granter in such proceedings, shall be paid to beneficiary and applied by it lites upon any reasonable costs and expenses and attorney's less, both in the trial and eppellate courts, necessarily paid or incurred by beneficiary in such proceedings, and the helance 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, proxamply upon beneficiary request.

9. At any time and from time to time upon written request of beneficiary, payment of its less and presentation of this deed and the note for endorsement (in case of full reconveyences, 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 essentent or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereot; (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or person legally entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthiulness thereof. Trustee's fees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees upon any indebtedness secured hereby, and in such order as beneficiary may determine.

11. The entering upon and taking possession of th

tion secured hereby whereupon the trustee shall lix the time and place of sale, give notice thereof as time required by law and proceed to loreclose this trust deed in the manner provided in ORS 86.735 to 86.795.

13. After the trustee has commenced foreclosure by advertisement and sale, and at any time prior to 5 days before the date the trustee conducts the sale, the grantor or any other person so privileged by ORS 85.753, may cure the default or detaults. If the default consists of a failure to pay, when due, sums secured by the trust deed, the dealth may be cured by paying the entire amount due at the time of the cure other than such portion as would not then be due had no default cocurred. Any other default that is capable of being cured may be cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing the default or defaults the person effecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed together with trustee's and attorney's lees not exceeding the amounts provided by law.

14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which the sale may be postponed as provided by law. The trustee may sell the property either in one parcel or in separate parcels and shall sell the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters of fact shall be conclusive proof of the trustheir hands and beneficiary, may purchase at the sale.

15. When trustee salls 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

held by you under the same. Mail reconveyance and documents to

and that the grantor will warrant and lorever 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)2 primarily for grantor's personal, leadily or household purposes (see Important Notice below),

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

(b) for an arguivestice, or leven is granter present a to number of commercial purposes.

This deed applies to, inures to the benetit of and binds all parties hereto, their heits, 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 granter, trustee and/or beneticiary may each be more than one person; that it the contest syfrequires, 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	o corporations and to individuals.
IN WITNESS WHEREOF, the grantor has executed the	is instrument the day and year first above written/
The state of the s	Baland 9 . Avitally
	Company of the second
**************************************	III SHILL FOIL DOWN
MPORTANT 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	***************************************
peneficiary MUST comply with the Act and Regulation by making required	
disclesures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.	
	la malla . Sas
This instrument was solveniled in	a math ss. ed before me on Hugust 1 1996,
This instrument was acknowledge	d before me on
by	rbare A. Tremdint Gregory A Glasson
This justifument was acknowledge	d before me on
by Mark Deddee &	Ran Bawers
as	
of	A
	$/)$ \wedge
OFFICIAL SEAL	arlene T. Addington
XI DESCRIPTION MANLENE T. ADDINATON (II)	Notary Public for Oregon
W NEWST NOTARY PUBLIC. OBEGON M R/-	commission expires 3-22-97
MYCOMMISSION NO. 022255	
REQUEST TOR TOST RECUNTARICE (To be used as	
	try when obligations have been paid.
TO:	
The undersigned is the legal owner and holder of all indebtedness se deed have been fully paid and satisfied. You hereby are directed, on payn	cured by the foregoing trust deed. All sums secured by the trust
trust deed or pursuant to statute, to cancel all evidences of indebtedness	secured by the trust deed (which are delivered to you herewith
together with the trust deed) and to reconvey, without warranty, to the p	arties designated by the terms of the trust deed the estate now

DATED: Do net less or destroy this Trest Dood OR THE NOTE which it secures. nest be delivered to the trustee for coreconveyance will be made. Beneticiary EXHIBIT A

TO

TRUST DEED

PERMITTED EXCEPTION

1. Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Railroad Addition to the City of Klamath Falls.

St P.T. MB R.BI

ADDENDUM A TO TRUST DEED DATED JULY 29, 1996

The following is added to and incorporated into that certain Trust Deed between Paul H. Tremaine and Barbara A. Tremaine, as Grantor, and Power Transmission Products, Inc., dba Cascade Industrial Supply dated July 29, 1996.

A. Add to Section 3 the following:

Grantor's obligation to comply with all laws shall include compliance with all Environmental Laws. For purposes of this Trust Deed "Environmental Laws" shall mean and include all federal state and local statutes, ordinances, regulations and rules presently in force or hereafter enacted relating to environmental quality, contamination and cleanup of Hazardous Substances. "Hazardous Substances" shall mean and include all hazardous and toxic substance, waste or materials that are included under or regulated by any Environmental Laws. Grantor shall indemnify and hold beneficiary harmless from and against any and all claims arising from Grantor's use of the property, and/or the breach of Grantor's covenants under this Trust Deed.

B. Insert in the blank in Section 4, the following:

"... full replacement value of the Building, which at the time of execution of this Trust Deed is \$402,500."

AT PAO MID KIM

STAT	TE OF OREGON: CO	UNTY OF KLAMATH: ss.	٠		
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