~ 26421	TREMAN ON GUIL WHENT). CO., PORTLAND. O
THIS TRUST DEED, made this Kenneth Michael Ziegler and	27 <u>day of September</u> <u>19 96</u> , bet Patricia Fay Ziegler, Husband and Wife
as Grantor, AmeriTitle	
Kenneth R. and Anna K. Zieg. Trust Dated 2/22/90.	ler, Trustees for the Ziegler Family
as Beneficiary,	
Grantor irrevocably grants, bargains, in	WITNESSETH: sells and conveys to trustee in trust, with power of sale, the prop
Lot 7 in Block 19 of Tract 1	le in the office of the County Clerk of Klamath
range of the second second Second second	
	taments and appurtenances and all other rights thereunto belonging or in any and profits thereof and all fixtures now or hereafter attached to or used in com
FOR THE PURPOSE OF SECURING PER sum of \$67,000.00	FORMANCE of each agreement of grantor herein contained and payment of
note of even date herewith, payable to beneticiary or	Dollars, with interest thereon according to the terms of a promiss order and made by grantor, the final payment of principal and interest hereod April 01
lot sooner naid, to be due and south	April 01 , 1998 is instrument is the date, stated above, on which the final installment of said r
To protect the security of this trust deed, gran	ntor agrees:
nd repair; not to remove or demolish any building or improv to commit or permit any waste of said property.	good condition granting any easement or creating any restriction thereon; (c) join in vement thereon; subordination or other agreement affecting this deed or the lien or ch
estroyed increon, and pay when due all costs incutred therefor.	d workmanilite grantes in any reconveyance may be described as the "person or person, ed, damaged or legally entitled thereto," and the recitals therein of any matters or lacts s
3. To comply with all laws, ordinances, regulations, co ions and restrictions allecting said property; if the beneliciary oin in executing such linancing statements pursuant to the Uni- ial Code with the said in the said to be universe.	Id workmanilike grantee in any reconveyance may by distribution of the property. ed, damaged or leggliny entitled thereto? and the recitals therein of any matters or lacts s be conclusive proof of the truthfulmess thereof. Trustee's lees for any of so requests to iform common time without default by grantor hereunder, beneficiary may at the without default by grantor hereunder, beneficiary may at the without default by grantor hereunder, beneficiary may at
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Settinged inferent, and pay when due all costs incurred therefor. J. To comply with all laws, ordinances, regulations, co ions and restrictions altecting said property; it the beneliciary of in executing such linancing statements pursuant to the Uni- ial Code as the beneliciary may require and to pay lor 'ilin your of the beneliciary may require and to pay lor 'ilin your of the said second and the said second all lien eneliciary. provide and continuously maintain insurance on a schedeler, exected on the said genelies against a state of the said second of the said generies and the said second se	Id workmanilite grantee in any reconveyance may be duit of any part of the property. est, damaged or legally entitled thereot." and the recitals therein of any matters or lacts a be conclusive proof of the truthfulness therein of any matters or lacts a be conclusive proof of the truthfulness therein of trustee's lees for any of the without notice, either in person, by agent or besets than 35. 10. Upon any default by grantor hereunder, beneliciary may at iform. Commer- may be without notice, either in person, by agent or by a receiver to be pointed by a court, and without eradot to the adequacy of any security estable by the indebtedness hereby secured in the upon and take possession of said pu issues and profits, including those past due and unpaid, and apply the sa to the buildings lies costs and expensed operation and collection, including resonable at the second personable.
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NOTE: the Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregan State Bar, a bank, trust company or savings and loan association authorized to do business uncler the laws of Oregan or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escow agent licensed under ORS 696.505 to 690.585. ----

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The grantor covenants and fully seized in fee simple of said o	agrees to and with the benefic lescribed real property and has	iary and those claiming under him, that he is law a valid, unencumbered title thereto
and that he will warrant and fore	ver defend the same against al	ll persons whomsoever.
even I	ir grantor is a natural person) are for	Dusingss of Commercial purposes
Inis deed applies to, inures to the inpersonal representatives, successors and as a secured hereby, whether or not named as a gender includes the feminine and the neute. IN WITNESS WHEREOF, in the interval of the interval	bensiti of and binds all parties hered, signs. The term bensiticiary shall mea a beneficiary herein. In construing this or, and the singular number includes th said grantor has hereunto set his hiddever womanty (a) or (b) is X.	to, their heirs, legatees, devisees, edministrators, executors, an the holder and owner, including pledgee, of the contract is deed and whenever the context so requires, the masculine he plural. is hand the day and year first above written.
as such word is defined in the Truth-in-Lendin beneficiary MUST comply with the Act and Re disclosures; for this purpose use Stevens-Ness Fo If compliance with the Act is not required, disre-	gulation by making required X	tricia Fay Ziegler
(If the signer of the above is a corporation, use the form of acknowledgement apposite.)		
STATE OF OREGON	STATE OF ORE	
This instrument was acknowledged b CTOBER 2,1996, by KENNETH 14:24A6/ TOTRICIA TRY Zico Correst Eldona	C'ecler 25	ves colinowiedged before me on,
(SEAL) Notary Public Or HICIAL SEAL PEGGY IDONAS NOTARY PUBLIC - OREGON	ic Isr Oregon Notary Public for O 16/98 My commission exp	
NOTARY PUBLIC - OREGON COMMISSION NO. 039566 MY COMMISSION E RUPER NES - 16, 1993 To:	REQUEST FOR FULL RECONVEYANC To be used only when obligations have be	CE Pen paid.
The undersigned is the legal owner and trust deed have been fully paid and satisfied. said trust deed or pursuant to statute, to can herewith together with said trust deed) and to	holder of all indebtedness secured by You hereby are directed, on paymen need all evidences of indebtedness sec reconvey, without warranty, to the reconveyance and documents to	by the foregoing trust deed. All sums secured by said at to you of any sums owing to you under the terms of scured by said trust deed (which are delivered to you parties designated by the terms of said trust deed the
		Beneticiary
De not lase or distray this Trust Deed OR THE NOT	E vd ich is socuros. Both must be claivered to t	the tracise for concellation before reconvayance will be made.
TRUST DEED (FOR/A Ns. 881-1) STEVENS-NESS LAW PUB. CO., FORTLAND, ORE.		STATE OF OREGON, County ofKlamath } ss.
Grentor	SPACE RESERVED	I certify that the within instrument was received for record on the <u>8th</u> day of <u>0ctober</u> , 1996, at <u>1:02</u> o'clock <u>R.M.</u> and provided
Beneficiary	FOR RECORDER'S USE	in book/reel/volume No
	Market and the first states of the second	Record of Mortgages of said County.
AFTER RECORDING RETURN TO CHURCHILL MANAGEMENT GROUP Attn: Eileen A. Holmes		Record of Mortgages of said County. Witness my hand and seal of County affixed. Bernetha G. Letsch, Co. Clerk

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