NS 28698	1 deusins	Vol_ <u>196</u> Page <u>36</u>
		STATE OF OREGON,
	나는 영국에 대학에서 관광관 가격을 가 있습니	County of
GATHI COGAR KING	The second se	I certify that the within it was received for record on the
Grantor's Name and Address WASHINGTON MUTUAL BANK DBA		of o'clockM., and re
WESTERN BANK CUSTODIAN FOR	SPACE RESERVED FOR	book/reel/volume No and/or as fee/fil
Benefictary's Name and Address	RECORDER'S USE	ment/microfilm/reception No
After recording, return to (flame, Address, Zp): Eugene_Escrow_Service; Inc.		Record of of said Witness my hand and seal of
-P+0. Box 409	建筑计时间 电管线运行机	amxed.
	了解这个人的人,这些人。 我们的我们的我们的我们是不是不是	NAME
THIS TRUCT DODD		Ву
THIS TRUST DEED, made this 18th. CATHY COGAR KING		r, 19.96 b
Eugene Escrow Service		
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JOHN L. SHAMA ROLLOVER IRA	COSTODIA	AN FOR , as Benei
Grantor irreveable t	WITNESSETH:	, as Benei
Grantor irrevocably grants, bargains, sells a Klamath W 1/2	escribed as:	rust, with power of sale, the prope
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antor warrants, represents and covenants that roperty by grantor or any prior owner of the r	there is and has been no	diction and it
property by grantor or any prior owner of the p such terms are defined by any applicable federa	property of any hazardon	also arge or disposal on the
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THIRTY-TWO. THOUSAND AND 00/100 THIRTY-TWO. THOUSAND AND 00/100 e of even date herewith, payable to beneficiary or order sooner paid, to be due and payableNOVEMD2T1.8 The date of maturity of the debt secured by this inst ornes due and payable. Should the grantor either agree to eticiary's option [*] , all obligations secured by this instrum- terment thereon; all obligations secured by this instrum- terment thereon; all obligations secured by this instrum- agment. To protect the security of this trust deed, grantor agrees 1. To protect, preserve and maintain tho property in 4 aged or destroyed thereon, and pay when due all costs inc- resense thereon; not to commit or permit any waste of the 3. To complete or restore promptly and in gox1 and ha aged or destroyed thereon, and pay when due all costs inc- requests, to join in executing such financing statements pur- age by fire and such other hazards as the beneficiary. 4. To provide and continuously maintain incrvance on the same at grantor's expense. The amount collected unde- ned by thereof, may be released to grantor. Such application or invalidate any act done pursuant to such order. 5. To keep the property free from construction liens ar- tor invalidate any act done pursuant to such order. 5. To keep the property free from construction liens ar- tor invalidate any act done pursuant to such order. 5. To keep the property free from construction liens ar- tor or against the property before any part of such andebtedness secured hereby and in such order as boneficiary be not against the property before any part of such and thereof, may act done pursuant to such order. 5. To keep the property free from construction liens ar- ant definer may, at its option, make payment thereod, it the same at grantor's expense. The amount collected under any suit, action or proceeding in which the beneficiary is obligations for the payment of the obligation herein described, in partag- thereof, may at its option, make payment thereod, it the	AVCE of each agreement of gran Dollars, with interest t and made by grantor, the fina interpolation of actually sell, co- irst obtaining the written conse- ent, irrespective of the maturit property. Bitable condition and repair; not property. Bitable condition and repair; not property. Bitable condition and repair; not property. Bitable conditions and restriction swell as the cost of all lien es- a the buildings now or hereath y from time to time require, in payable to the latter; all policies surant or other insurance surance now or hereatter placed r any fire or other insurance y may determine, or at option o on or release shall not cure or and to pay all taxes, assessments taxes, assessments and other co- and the atter, shall be imi- ury, render all sums secured by ing the cost of title search as we an and trustee's and atlorney's ing the cost of title search as widen and trustee's the samont and the is the grantor, shall be all such payments shall be imi- try, render all sums secured by ing the cost of title search as widen as the first the search as well to its validity and/o to this the grantor, shall be all such payments shall be imi- try, render all sums secured by ing the cost of title search as widen and trustee's and atlorney's ing the cost of title search as widen and trustee's and atlorney's ing the cost of title search as widen and trustee's and atlorney's ing the cost of title search as widen and trustee's and atlorney's ing the cost of the security r trustee may appear, including to thimited to its validity and/o to is an appeal from any jud o reasonable as the benelicitary and by cotion of the monies pi- tan by fail bo taken under the right of any portion of the monies pi- and wention of the monies pi- and by the on and the monies pi- and by the cost of the search as any fue or the an appeal from any jud	ntor herein contained and payment of the hereon according to the terms of a prom I payment of principal and interest here re, on which the final installment of the hereon according to the terms of a prom I payment of principal and interest here re, on which the final installment of the havey, or assign all (or any part) of the net or approval of the beneliciary, then, y dates expressed therein, or herein, sh nt** does not constitute a sale, conveya to remove or demolish any building on or improvement which may be constru- ons affecting the property; if the benefic ial Code as the beneficiary may require far erected on the property against los an amount not less than thullus/usph0 of insurance shall be delivered to the b and to deliver the policies to the benefic of the buildings, the beneficiary may olicy may be applied by beneficiary is varies any default or notice of default h and other charges that may be levied harges become past due or delinquent into swith which to make such p interest at the rate set forth in the m d, shall be added to and become a part bound to the same extent that they interest at the rate set forth in the m d, shall be added to and become a part bound to the same extent that they interest at the rate set forth in the m d, shall be added to and become a part bound to the same extent that they interest at the rate set forth in the m d, shall be added to and become a part bound to the same extent that they interest at the rate set forth in the m d, shall be added to and become a part be covenants hereof and for such payment is covenants hereof and for such payment of renforceability, to pay all costs and expenses of the fees actually incurred. Ights or powers of beneliciary or trustee and to renforceability, to pay all costs and expenses of of attorney fees mentioned in this part or trustee's attorney lees on such apped eminent domain or condemnation, ben ayable as compensation for such takin

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Provide and the amount required to prove the mean the provide of the mean share the provide of the mean share the share the share the share the provide of the mean share the share the provide of the mean share the share the share the provide of the mean share the share the share the provide of the mean share the share the share the provide of the provide of the provide of the share the share the share the share the share the provide of the provide

tract or loan agreement between them, beneficiary may purchase insurance at grantor's expense to protect bene-ficiary's intrest. This insurance may, but need not, also protect grantor's interest. If the collateral becomes damaged, the coverage purchased by beneficiary may not pay any claim made by or against grantor. Grantor may later cancel the coverage by providing evidence that grantor has obtained property coverage elsewhere. Grantor is responsible for the cost of any insurance coverage purchased by beneficiary, which cost may be added to grantor's contract or ioan balance. If it is so added, the interest rate on the underlying contract or loan will apply to it. The effective date of coverage may be the date grantor's prior coverage lapsed or the date grantor failed to provide proof of coverage. The coverage beneficiary purchases may be considerably more expensive than insurance grantor might otherwise obtain alone and may not satisfy any need for property damage coverage or any mandatory liability insurance re-

In construing this mortgage, it is understood that the mortgager or mortgager may 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 he day and year list above written. * IMPORTANT NOTICE: Delete, by lining out, whichover 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, this 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 this relice.
STATE OF OREGON, County ofKlamath) ss.
This instrument was acknowledged before me on <u>November 19</u> , 19, 96, by <u>CATHY COGAR KING</u>
This instrument was acknowledged before me on 10
OFFICIAL SEAL MARJORIE ASTUART NOTARY PUBLIC OREGON COMMISSION NO: DAD23T MY OCMMISSION EXPRESIBEC. 20, 1998
Notary Public for Oregon My commission expires [Z/Z/ 2
REQUEST FOR FULL RECONVEYANCE (To be used only when obligations have been poid.)
TO:, Trustes STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request ofAmerititlethethethethethethetay day ofNovemberA.D., 19 <u>96</u> att11:46 o'clockA. M., and duly recorded in Voltaytaytaythethetay
of <u>Mortgages</u> on Page <u>36651</u> .
FEE \$15.00 Bernetha G. Letsch County Clerk Roman