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Grantor irrevocably grants, b			trust, with power of sale, t	ho property in <u>KLAM</u>	HTAL
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PERFORMANT RESUMED AND SPEED AND SPE	DE OFFTHE TEX NAMES DEPARTS	R 1986 WY ST WA SY DR COUNTY AS	r ing skyld in Kiling speciali		
the group security and loss a late symbols real property is not cut appurtenances and all other attached to or used in conne	rrently used for a rights thereunto t	gricultural, timber or g belonging or in anywis	razina purposes, togethe	with all and sincular the	tenements, hereditaments and
	化二烷 网络阿拉特	电翻译性 囊形物 化二甲烷烷	he principal sum of \$ 36	843.03 and all	l other lawful charges evidenced
by a loan agreement of ever	n date herewith, m	ade by grantor, payab	le to the order of benefici	ary at all times, in month	ly payments, with the full debt, i
not paid earlier, due and pay		ibal o decidi		žila elkre st avadki kač	
(2) performance of each agr the terms hereof, together wi	eement of grantor th interest at the n	r herein contained; (3) ote rate thereon.	payment of all sums exp	ended or advanced by I	beneficiary under or pursuant to
To protect the security of t	this trust deed, gra	intor agrees:			
and workmanlike manner an and materials furnished there commit or permit waste ther character or use of said prop	y building which nefor, to comply with eof, not to comminenty may be reaso	nay be constructed, din all laws affecting said, suffer or permit any nably necessary; the	amaged or destroyed the d property or requiring an act upon said property specific enumerations her	reon and to pay when do y alterations or improven in violation of law; and o ein not excluding the gen	or restore promptly and in good ue all claims for labor performed nents to be made thereon; not to do all other acts which from the neral.
2. To provide, maintain ar other hazards and perils incluin such amounts and for such insurance policies and rener confers full power on Benebecoming payable thereunds note. Any application of such	nd keep the improvated within the sconners being as Beneficial designation ficiary to settle arer; and, at Benefich proceeds toward	vements now existing ope of a standard extendiciary may require, an ate Beneficiary as mort and compromise all los iary's option, to apply d payment of the note	or hereinafter erected on nded coverage endorsem d in an insurance compar gage loss payee and sha se claims on all such pol same toward either the re snall not extend or post	the premises insured ag- ient, and such other haze by or insurance companie Il be in a form acceptable licies; to demand, recep- icies; to demand, recep- storation or repair of the some the due date of mo	ainst loss or damage by fire and ards as Beneficiary may require, as acceptable to Beneficiary. All to Beneficiary. All to Beneficiary. Grantor hereby re, and receipt for all proceeds premises or the payment of the nthly installments due under the perses of the trustee incurred in
4. To appear in and defer pay all costs and expenses, proceeding in which beneficial	this obligation, and nd any action or pr including costs o ary or trustee may	I trustee's and attorne roceeding purporting to devidence of title and appear.	y's fees actually incurred o affect the security hered I attorney's fees in a rea	as permitted by law. of or the rights or powers sonable sum as permitte	of beneficiary or trustee; and to d by law, in any such action of
5. To pay at least ten (10) days prior to del	linguency all taxes or	assessments affecting th	e property: to pay when	due all encumbrances, charges

and liens with interest on the property or any part thereof that at any time appear to be prior or superior hereto.

6. If Grantor fails to perform the covenants and agreements contained in this Trust Deed, including, without limitation, covenants to pay taxes, procure insurance, and protect against prior liens, Beneficiary may at its option, but shall not be required to, disburse such sums and take such actions necessary to pay such taxes, procure such insurance, or otherwise to protect Beneficiary's interest. Any amount disbursed by Beneficiary hereunder shall be an additional obligation of Beneficiary secured by this Trust Deed. Unless Grantor and Beneficiary agree otherwise, all such amounts shall be payable immediately by Grantor upon notice from Beneficiary to Grantor, and may bear interest from the date of disbursement by Beneficiary at the lesser of the rate stated in the note or the highest rate permissible by applicable law. Nothing contained in this paragraph shall require Beneficiary to incur any expense or take any action whatsoever.

It is mutually agreed that:

7. Any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to beneficiary who may apply or release such monies received by it in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

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ASSOCIATES FINANCIAL SERVICES COMPANY OF OREGON, INC.

ORIGINAL (1)
BORROWER COPY (1)
RETENTION (1)

- B. Upon any default by grantor or if all or any part of the property is sold or transferred by grantor without beneficiary's consent, the beneficiary may at any time, without notice, either in person or by agent, and without regard to the adequacy of any security for the indebtedness secured, enter upon and take possession of the property or any part of it, and that the entering upon and taking possession of the property shall not cure or waive any default or notice of default or invalidate any act done pursuant to such notice. O CHOH I SLEA 量數數
- 9. Upon default by grantor in payment of any indebtodness secured or in his performance of any agreement, the beneficiary may declare all sums secured immediately due and payable. In such event beneficiary at its election may proceed to foreclose this trust deed in equity in the manner provided by law for mortgage foreclosures or direct the trustee to foreclose this trust deed by advertisement and sale. In the latter event the beneficiary or the trustee shall execute and cause to be recorded its written notice of default and its election to sell the said described real property to satisfy the obligations secured hereby and proceed to foreclose this trust deed in a minner provided by law.
- 10. If after default and prior to the time and date set by trustee for the trustee's sale, the grantor or other person pays the entire amount then due under the terms of the trust deed and the obligation secured thereby, the grantor or other person making such payment shall also pay to the beneficiary all the costs and expenses actually incurred in enforcing the terms of the obligations as permitted by law.
- 11. Upon any default by grantor hereunder, grantor shall pay beneficiary for any reasonable attorney fees incurred by beneficiary consequent to grantor's default. Grantor will pay these fees upon demand.
- 12. After a lawful lapse of time following the recordation of the notice of default and the giving of notice of sale the trustee shall sell the property as provided by law at public auction to the highest bidder for cash payable at the time of sale. Trustee shall deliver to the purchaser a deed without express or implied covenants or warranty. Any person excluding the trustee may purchase at the sale.
- 13. When the trustee sells pursuant to the powers provided, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale. including the lawful fees of the trustee and the reasonable fees of the trustee's attorney, (2) the obligations secured by this trust deed, (3) to all persons having recorded liens subsequent to the interest of the beneficiary and the trust deed as their interest may appear in the order of their priority, and (4) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus.
- 14. For any reason permitted by law, the 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.

The granter covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has valid, unencumbered title thereto and that he will warrant and forever defend the same against all persons

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED

herein. In construing this deed and whenever the context so re	ies hereto, their heirs, legatees, devisees, administrators, executors, successors including pladgee, of the note secured hereby, whether or not named as a benefit quires, the masculine gender includes the feminine and the neuter, and the sing
IN WITNESS WHEREOF, the grantor has hereunto set his han	nd and seal the day and year first above written.
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and output defined is the legal owner and holder of all indobtedness secured by the	e faregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereb
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of Mortgages	on Page 37023
	Bernetha G. Letsch County Clerk