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		VALLION	(A)		A Same Comments
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a) it ican adjectifelit of evel (date herewith made hu	MERNIAL DOVENIA IN the sent		and all other lawf	ul charges evidenced
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1. To keep said property in	good condition and	CALLEGATE CAR	ish anv building thereon: t	o complete es	
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RETENTION (1)

3. Upon any default by grantor or if all or a grant of the property is sold or transferred by grantor the beneficiary's consent, the periodicary may be different property in an authority 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 hotice.

- 9. Upon default by grantor in payment of any indebtedness 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 manner provided by law.
- 10. If after default and prior to the time and date set by trustee for the trustee's sale, the granter or other person pays the entire amount then due under the terms of the trust deed and the obligation, secured thereby, the granter 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 grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in tee simple of said described real property and has valid, unencumbared the thereto and that he will warrant and forever defend the same against all persons abromail di

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 USES.

assigns. The term beneficiary sha herein. In construing this deed an	I mean the holder and owner, includin	to, their neits, tegatees, devisees, administrators, g pledgee, of the note secured hereby, whether or the mesculine gender includes the feminine and t	not named as a beneficiary
		eal the day and year first above written.	
Witne	The call back to the contract of the call backs.	Grantor	West
terfelse and a Mether of the Community o	n pagis un il Communità di Albanyappo un primitari per di 1988	SANDRA L. WEST Granter	
STATE OF OREGON		OFFICIAL SEAL JAMES A. SOWLE NOTARY PUBLIC-ORI COMMISSION NO. 05 MY COMMISSION EXPIRES MY	IGON 2669
County of KLAMATH Personally appeared the above na	med Saudra L.	West	and
acknowledged the foregoing instru	ment to be her	My commission expires:	voluntary act and deed
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Filed for record at request of of January of	Amerititle	the 1 o'clock P· M., and duly recorded in Vol. on Page 1159	4th day M97
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