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TOIST DEED	1571 營
	} ss.
County of I certify that the w Was received for record on	rithin instrument
Grantor's Name and Address (177 Section 2017) Constant and Address (177 Section 2017) Constant and Constant a	and recorded in
and/or as PECOIDER'S USE Ment/microfilm/reception	fee/file/instru-
Record of	of said County.
525 Main St. Klamath Falls, OR 97601 Attention: Collection Dept.	nitse Daputy.
THIS TRUST DEED, made this 19th day of December,19	\sim
ASPEN TITLE & ESCROW, INC. BRUCE E. BRINK and HELEN WOLTER, son and mother, or the survivor	, as Grantor,
BRUCE E. BRINK and HELEN WOLTER, son and mother, or the survivor	is i rustee, and
	as Beneficiary.
""我是我们的现在分词,我们就是一个人的,我们就是我们的,我们就是我们的,我们就是我们的,我们就是我们的,我们就是我们的,我们就是这一个人,我们就是这一个人,不	
Grentor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the Klamath County, Oregon, described as:	he property in
是是是有效的,我们就是我们是没有的,只要是有的人,我们们也有一种,我们就是这个时间的,我们就是这个时间,我们就是这种的人,也是这样的。""你是这一样,我们就是这	
The Northeasterly one-half of Lots Five (5) and Six (6) in Block Twenty-two	(22)
OF INDUSTRIAL ADDITION to the City of Klamath Falls. County of Klamath. Sta	te of
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CODE 1 MAP 3809-33BA TL 2100	in anywise now
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with interest as aloressid, the property heroinbefore described, as well as the grantor, shall be bound to the same extent that they are bound for the payment of the obligation herein described, and all such payments shall be immediately due and payable without notice, and the nonpsyment thereof shall, at the option of the beneficiary, render all sums secured by this trust deed immediately due and payable without notice, and constitute a breach of this trust deed.

6. To pay all costs, tees and expenses of this trust including the cost of title search as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation and trustee's and atterney's fees actually incurred.

7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee; and in any suit, action or proceeding in which the beneficiary or trustee may appear, including any suit for the foreclosure of this deed or any suit or action related to this instrument, including but not limited to its validity and/or enforceability, to pay all costs and expenses, including evidence of title and the beneficiary's or trustee's attorney fees; the amount of attorney fees mentioned in this paragraph? In all cases shall be fixed by the trial court and in the event of an appeal from any indigenent or decree of the trial court, grantor further agrees to pay such sum at the appellate court shall adjudge reasonable as the beneficiary's or trustee's afformey fees on such appeal.

8. In the event that any portion or all of the property shall be taken under the right of eminent domain or condemnation, beneficiary, shall have the right, it it so elects, to require that all or any portion of the mones payable as compensation for such taking,

NOTE: The trust Deed Act provides that the trustee hereunder must be often an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the layer of Oregon or the United States, a title insurance company authorized to insure little to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

"WARNING: 12 USE 1701-3 regulates and may prohibit exercise of this option."

"The publisher suggress that such an agreement address the issue of obtaining beneficiary's consent to complete detail.

which are introcent if this amount required to pay 21 itises and to come any reasonable costs and expenses and attorney's fresh the interior proceedings whall be speak to bothly public interests by beneficiary in such proceedings, and the bustness and attorney's interior to the procession of the public of bothly public interests by beneficiary in such proceedings, and the bustness as shall be necessary in the interior process of the public of the the coverage by providing evidence that grantor has obtained property coverage elsewhere. Grantor is responsible 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 for the cost of any insurance coverage purchased by beneficiary, which cost may be added to grantor's contract or loan will apply to it. The effective date loan balence. If it is so added, the interest rate on the underlying contract or loan will apply to it. The effective date to an patence. It it is so added, the interest rate on the differential contract of 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 may be the date grantor might otherwise. 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 reoptain alone and may not satisfy any need for property damage coverage or any mandatory liability insurance requirements imposed by applicable law.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:

(a)* primarily for grantor's present; family or household purposes (see Important Notice below).

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

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term benefitiary shall mean the holder and owner, including pledgee, of the contract secured hereby whether or not named as a beneficiary herein. In constraing this trust deed, it is understood that the grantor, trustoe and/or beneficiary may each be more than one person; that if 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. assumed and implied to make the provisions helder apply equally to disposation that and year first above written.

IN WITNESS WHEREOF, the grantor has executed this instrument the day and year first above written.

ONIANT HOTICE: Delete, by lining out, whichever warranty (d) or (b) is the source of the source *IMPORTANT HOTICE: 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-leriding Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosurer; for this purpose use Stevent-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice. MICHAEL L. VOILES Klamath STATE OF OREGON, County of ... January 2 This instrument was acknowledged before me on Michael L. Voiles This instrument was acknowledged before me on OFFICIAL SEAL
MARLENE T. ADDINGTON
NOTARY PUBLIC - OREGON
COMMISSION NO. 022238
MY COMMISSION EXPIRES MAR 22,1997 No fary Public for Oregon My commission expires 03/22/9 The REQUEST FOR FULL RECONVEYANCE (To be used only when obligations have been paid.) The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by the trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of the deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of the trust deed (which are delivered to you herewith trust deed (e.g. pursuant to statute; to cancel all evidences of indebtodiess secured by the trust deed (which are delivered to you herewith trust deed) and to reconvey, without warranty, to the parties designated by the terms of the trust deed the estate now together with the trust deed) and to reconvey, without warranty, to the parties designated by the terms of the trust deed the estate now held by you under the same. Mail reconveyance and documents to Do not lose in destroy this Trust Deed OR THE NOTE which it secures.

Both must be delivered to the trustee for concellation before)

reconveyence will be incide: Beneticiary

Parkaloriene

CONTRACTOR CONTRACTOR SALES OF THE SALES OF

EXHIBIT "A" TO TRUST DEED

THIS TRUST DEED IS AN ALL-INCLUSIVE TRUST DEED AND IS JUNIOR AND SUBORDINATE TO A TRUST DEED IN FAVOR OF JAMES D. CHARLES, AS BENEFICIARY; WHICH SECURES THE PAYMENT OF A NOTE THEREIN MENTIONED. BRUCE E. BRINK AND HELEN WOLTER, THE BENEFICIARIES HEREIN, AGREE TO PAY, WHEN DUE, ALL PAYMENTS DUE UPON THE SAID NOTES IN FAVOR OF JAMES D. CHARLES, AND WILL SAVE GRANTOR HEREIN, MICHAEL E. VOILES, HARMLESS THEREFROM. SHOULD THE SAID BENEFICIARIES HEREIN DEFAULT IN MAKING THE PAYMENTS DUE UPON SAID PRIOR NOTE AND TRUST DEED, GRANTOR HEREIN MAY MAKE SAID DELINQUENT PAYMENTS AND ANY SUMS SO PAID BY GRANTOR HEREIN SHALL THEN BE CREDITED UPON THE SUMS NEXT TO BECOME DUE UPON THE NOTE WHICH IS SECURED BY THIS ALL-INCLUSIVE TRUST DEED.

(INITIALS OF BENEFICIARIES)

O my 2 (INITIALS OF GRANTOR)

STATE OF OREGO	: COUNTY OF KLAMA	ЛH: ss.				
Filed for record at re-	quest of	Aspen Title	& Fscrew	- 7 . The T		
of <u>Februar</u>	y A.D., 19 97	at 9:38	o'clock A	thethethethethe	14thd Vol. M97	lay
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