MTC 41939-LW Vol. M97 Page 20/168

THIS TRUST DEED, made this 201H day of June, 1997 between H. John Trum & Janet L. Trum , Tenants by Entirety, as Grantor, AmeriTitle, as Trustee, and Running Y kesort, Inc., an Oregon Corporation, as Beneficiary, WITNESSET'H:

Grantor irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale, the property in Klamath County, Oregon, Jescribed as: Lot 105 of Funning Y Resort, Phase Phase 2 Plat, recorded in Klamath County, Oregon. Together with all and singular the tenements, hereditaments and appurtenanties and all other rights thereunto belonging or in anywise now or hereafter

appertaining, and the rents, issues and profits thereof and all fixtures now or tiensafter attached to or used in connection with said real estate

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of \$55,710.00, Fifty Five Thousand Seven Hundred Ten And No/100's Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable 15 years

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the grantor without first having obtained this written consent or approval of the beneficiary, then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or herein, shall become immediately due and payable. The above described real property is not currently used for agricultural, timber or grazing purposes.

To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain said property in good condition and repair, not to remove or demolish any building or improvement thereon; not to commit or permit any waste of said property

2. To complete or restore promptly and in good and workmanlike manner any building or improvement which may be constructed, darnaged or destroyed there(in, and pay when due all costs incurred therefore.

To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property; if the beneficiary so requests, to join in executing such financing statements pursuant to the Uniform Commercial Code as the baneficiary may require and to pay for filing same in the proper public office or offices, as well as the cost of all lien searches made by filing office is or searching agencies as may be deemed desirable by the beneficiary.

4. To provide and continuously maintain insurance on the buildings now or hereinfler erected on the said premises against loss or damage by fire and such other hazants as the beneficiary may from time to time require, in an amount not less than \$ _0_, written in companies acceptable to the beneficiary. with loss payable to the latter, all policies of insurance shall be delivered to the beneficiary as soon as insured; if the grantor shall fail for any reason to procure any such insurance and to deliver said policies to the beneficiary at least lifteen days prior to the expiration of any policy of insurance now or hereafter placed (in said buildings, the beneficiary may procure the same at grantor's expense. The amount collected under any fire or other insurance policy may be applied by beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary the entire amount so collected, or any part thereof, may be released to grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

5. To keep said premises free from construction liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against said property before any part of such texes, assessments and other charges the theorem past due or delinquent and promptly deliver receipts therefor to beneficiany, should the grantor fail to make payment of any taxes, assessments, insurance premiums, liens or other charges payable by grantor, either to beneficiary, smooth the granton rain to make payment or any takes, assessments, insurance premiums, nears or other charges payment by granton, charge by direct payment or by providing beneficiary with funds with which to make such payment, beneficiary may, at its option, make payment thereof, and the amount so paid, with interest at the rate set forth in the note secured hereby, together with the obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become a part of the debt secured by this trust deed, without waiver of any rights arising from breach of any of the covenants hereof and for such payments, with interest as aforesaid, the property hereinbefore 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 phyribants shall be immediately due and payable without notice, and the nonpayment thereof shall, at the option of the beneficiary, render all sums secured by this trust deed immediately due and payable and constitute a breach

6. To priv all costs, fees and expenses of this trust including the cost of title search as well as the other costs and expenses of the trustee incurred

or proceeding in which the beneficiary or trustee may appear, including any suit for the foreclosure of this deed, to pay all costs and expenses or the trustee incurred.

7. To appear in and defend any action or proceeding purporting to affect the iscituity 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, to pay all costs and expenses, including evidence of tile and the beneficiary's or trustee's attorney's fees, the amount of attorney's fees mentioned in this paragraph 7 in all cases shall be fixed by the trial court and in the event of an appeal from any judgment or decree of the trial court, grantor further agrees to pay such surn as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney's fees on such appeal

It is mutually agreed that:

8. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right. if it so elects, to require that all or any portion of the monies payable as compensation for such taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it first upon any resisonable costs and expenses and attorney's fees, both in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the indebtedness secured hereby; and grantor agrees, at its own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation, promptly upon beneficiary's request.

9. At any time and from time to time upon written request of beneficiary, payment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyance, for cancellation), without affecting the liability of any person for the payment of the indebtedness, trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restrictions thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or persons legally entitled thereto," and the rectials therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustee's fees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court and without regard to the adequative of time security for the indebtodness hardly secured, enter upon and take possession of said property or any

a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue or otherwise collect the rents, issues and profits, iriduding those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees upon any indebtedness secured hereby, and in such order as beneficiary may

11. The entering upon and taking possession of said property, the collection of such tents, issues and profits, or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

TRUST DEED		STATE OF OREGON
H. John Trum		County of Klamath
Janet L. Trum		I certify that the within
P. O. Box 420		instrument was received for record
Jacksonville, Of 97530	Period and American	on theday of
Grantor	SPACE RESERVED	19, at \o'clockM., and recorded in book/reel/volume
Running Y Resort, Inc.	FOR	No on page or as
5391 Running Y Road	RECORDERS USE	fee/file/instrument/microfilm/
Klamath Falls, OR 97601		reception No Record of
Benificiary		Hortgages of said colenty.
		Witness my hand and seal of
AFTER RECOIDING RETURN TO		County affixed.
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XXXXXXXXXX.		Name Title
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		됐죠. (1985년 - 1985년 - 1 - 1985년 - 1985
1.对他是自己的现在分词,这个知识的。"要都是是心理的!"他说话,这个人就能,并没有相信的是我看到我们的话,就是一样的一样都看到一个话,是这个人的	计二型设计 医克拉氏 医克拉氏虫毒素属 医尿病 医线线线 化二氯苯磺基铵 隐藏的复数形式 经海外的 计对话机	

- 12. Upon default by grantor in payment of any indebtedness secured lies by or in his performance of any agreement hereunder, the beneficiary may declare all liums secured hereby immediately due and payable. In such an event the beneficiary at his election may proceed to foreclose this trust deed in equity as a mortgage or direct the trustee to foreclose this trust deed by all vertisement and sale. In the latter event the beneficiary or the trustee shall execute and cause to be recorded his written notice of default and his election to sell the said described real property to satisfy the obligation secured hereby whe eupon the trustee shall fix the time and place of sale, give notice the just as then required by law and proceed to forestose this trust deed in the manner provided in ORS86.735 to 86.755.
- 13. After the trustee has commenced foreclosure by advertisement and salls, and at any time prior to 5 days before the date the trustee conducts the sale, the grantor or any other person so privileged by ORS86.753, may cure the default or defaults. If the default consists of a failure to pay, when due, sums secured by the trust deed, the default may be cured by paying the entire amount due at the time of the cure other than such portion as would not then be due had no default occurred. Any other default that is capable of being cured may be cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing the default or defaults, the person effecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed together with trusties and attorney's fees not exceeding the amounts provided by law.
- 14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which said sale may be postponed as provided by law. The trustee may sell properly either in one parcel or in separate parcels and shall sell the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters of fact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.
- 15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (I) the expenses of sale, including the compensation of the trustee and a reasonable charge by trustee's attorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust deed as their interests 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.
- 16. 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 in size, the latter shall be vested with all title, powers and duties conferred upon any trusten herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, which, when recorded in the mortgage records of the county or countries in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.
- 17. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

The grantor covenants and agrees to and with the beneficiary and beneficiary's successor in interest that the grantee is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto subject to covenants, conditions, restrictions and easements of record and that he will warrant and forever defend the same against all persons whomsoliver.

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 personal, family or household purposes,

\$15.00

property of all the states (1)

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

This deed applies to, inures to the benefit of and binds all parties he elo, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary 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, trustee 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.

You have the option to cancel your contract or agreement of sale by notice to the Seller until midnight of the seventh day following the signing of the contract or agreement. If you did not receive a Property Report propaged pursuant to the rules and regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development, in advance of your signing the contract or agreement,

the contract or agreement of sale may be canceled at your option for two years from the date of signing. IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year as written. "IMPORTANT NOTICE: Delete by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and John Trum Regulation Z, the beneficiary MUS comply with the Ast and Regulation by making required disclusions; for this purpose use Stevens-NessForm No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice. INDIVIDUAL ACKNOWLEDGEMENT STATE OF OREGION. County of Klamatin.....) This instrument was acknowledged before me on Notary Public for Oregon June 20TH, 1997, by H. John Trum & Janet L. Trum OFFICIAL SEAL MOLLY HOLMBERG

MOTARY PUBLIC-OREGON
COMMISSION NO. 056604
MY COMMISSION EXPIRES AUG. 11, 2000 CORPORATE ACKNOWLEDGEMENT This instrument was acknowledged before me on June 20TH, 1997. Notary Public for Oregon REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. STATE OF OREGON: COUNTY OF ILLAMATH: ss. Filed for recoid at request of Amerititle Amerititle _ the _ June -A.D.; 19 97 at 11:07 o'clock A. M., and duly recorded in Vol. Mortgages _on Page <u>20068</u> Bernetha G. Leisch, County Clerk