beneficiary's option, all obligations secured by this instrument, irrespective of the malurity dutes expressed therein, or herein, shall become immodistively due and puyable. The electron by grantor of an extract many agreement, does not constitute a sale, conveyance or assignment.

To protect the security of this instruced, grantor agreement thereon, not not commit or permit any water of the property.

To protect, preserve and animain the property in good condition and repair; not to remove or demolish any building or improvement which may be constructed, danaged or destroyed thereon, and pay when due all cost incurred therefor.

To complete or restore promptly wind in good and habitable condition may building or improvement which may be constructed, danaged or electroned thereon, and pay when due all cost incurred therefor.

To complete or restore promptly with all laws, ordinarcus, regulations, covenants, conditions and restrictors affecting the property; if the beneficiary or requires and to pay for liling ame in the superpose public office or official, as well as the cost of all lies searches made by illing officers or searching agencies as any be demonsted desirable by the beneficiary.

A, To provide and continuously maintain insuring assenting as the cost of all lies searches made by illing officers or searching agencies as any be demonsted to the formation of the buildings now or heastful rected on the property. Against jost of all written in companies acceptable to the breaktion, and the states, all policies of insurance chall be delivered to the beneficiary as from time of time or contains an advantage of the states of the states of the search of the septiment of the septiment of the search of the property. All the septiments are property in the search of the search o

8. In the event that any portion of all of the property thall 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,

NOTE: The Trust Dead Act provides that the trust in terrander resid he elifer; an atterway, who is an active member of the Oregon State But, a bank, trust company or savings and from association authorized to do his iness under the first of Oregon at the United States, a title insurance company outhorized to insure title to real property of this state, its subsidiaries, affiliates, against or bronches, the United States or any square; thereof, or an excess agent licensed under CRS 695.505 to 696.585.

"WARNING: 12 USC 1761j-3 raguints and may inhibit exercise of this option.

"The publisher suggests that such an egreement address the issue of obtaining benefitstryt consent is complete detail.

which are in shows if the amount required to pay all reasonable cuts; espeason still atterns?" her necessarily paid or incurred by grantor in such proceedings; shall be pried to bereel slay and applied by it first upon any reasonable cuts and expenses and atterns? It is not trial and appellate courts, measurably paid or incurred by general states and expenses and atterns? It is not state to the state of a pay the state of a pay the state of the state of a pay the state of the state the parcel or parcels at auction to the highest bidder for rash, payable at the third of an equired by law conveying the property so sole, but without any coverant or warrinty, express or implied. The recitals in the inform as required by law conveying the property so sole, but without any coverant or warrinty, express or implied. The recitals in 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 (1) the express of sale, including the compensation of the trustee and a reasonable charge by trustee attorney, (2) to the obligation secured by the trust deed, (3) to all persons having it provided liens subsequent to the interest of the trusts either interests may the trust deed, (3) to all persons having it provided liens subsequent to the interest of the trusts either interest entitled to such surplus.

16. Enceliciary may from time to time appoint a processor or successor trustee, the latter shall be vested with all title, appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, appointed hereunder. Upon such appointment and without conveyance to the successor trustee, the latter shall be vested with all title, powers and cluties conferred upon any trustee herein manuel or appointed hereunder. Upon such appointment executed by beneficiary, which, when recorded in the mortiagle records of the country or counties in which the property is situated, shall be conclusive proof of proper proportion of the successor trustee.

17. Trustee accepts this trust when this deed, day executed and acknowledged, is made a public record as provided by law. Trustee in not obligated to notify any party herets of pending suc under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party urbass such action or proceeding is brought by trustee.

17. Trustee accepts this trust when this the coverage purchased by beneficiary may not may 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 the coverage by providing evidence that gramor has obtained property coverage elsewhere. Gramor is responsible for the cost of any insurance coverage purchased by beneficiary, which cost may be added to grantor's contract or loan 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 them insurance grantor might otherwise related to the state of the s obtain alone and may not satisfy any need for raoperty damage coverage or any mandatory liability insurance requirements imposed by applicable law.

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

(a) primerily for grantor's personal, tendly or hor acheld purposes (see Important Notice below),

(b) primerily for grantor's personal, tendly or hor acheld purposes (see Important Notice below),

(c) primerily to grantor's personal, tendly or hor acheld purposes (see Important Notice below). This deed applies to, inures to the benefit of and binds all parties herete, their hoirs, 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 havein. In constraint this trust deed, it is understood that the granter, 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 givenal, 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 the day and year first above written. * IMPORTAN' NOTICE: Delete, by lining out, whichover warranty (c) or (b) its not applicable; if warranty (c) is applicable and the beneficiary is a credition as such world is defined in the Bruth-in-Lending Act and Regulation I, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use figures. Mes Form No. 1319, or equivalent. If compliance with the Act is not required, the egand this notice. Find S. Neves Klamath. STATE OF OREGON, County of This instrument was acknowledged before me onLinda S. Neves by This instrument was acknowledged before me on as()||FICIAL SEAL LI IRA LOUTLIE NOTARY PUBLIC-OREGINS COMMUSION NO. A 034-148 MY COMMISSION EXPIRES MAY 31, 1993 Notery Public for Oregon My commission expires 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 tully paid and satisfied. You kereby an directed, on payment to you of any sums owing to you under the terms of the trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by the trust deed (which are delivered to you herewith trust deed) and to resonvey, without warranty, to the parties designated by the terms of the trust deed the estate now together with the trust deed) and to resonvey, without warranty, to the parties designated by the terms of the trust deed the

held by you under the same. Mail reconveyence and documents to

Do not lose or destroy this Trust Deed OR THE NOTE which it accures.

Both must be delivered to the trustee for cascallation before reconvey and will be girden.

...19...

Beneticiary

EXHIBIT "A" TO TRUST DEED

THIS TRUST DEED IS AN ALL-INCLUSIVE TRUST DEED AND IS JUNIOR AND SUBORDINATE TO TWO TRUST DEEDS RECORDED IN BOOK M-39 AT PAGE 12430 IN FAVOR OF JAMES W.

STAPLETON AND SUSAN K. STAPLETON, HUSEAND AND WIFE WITH FULL RIGHTS OF SURVIVORSHIP ASSIGNED BY INSTRUMENT RECORDED IN BOOK M-94 PAGE 35059 AND A TRUST DEED IN FAVOR OF ANTHONY A. HARRIS AND FRONDA LEE HARRIS HUSBAND AND WIFE WITH FULL RIGHTS OF SURVIVORSHIP RECORDED IN BOOK M-94 AT PAGE 22474, BOTH IN KLAMATH COUNTY RECORDS, BOTH TRUST DEEDS SECURE NOTES OF EVEN DATE TO THE PARTIES IN FAVOR OF SAME. KARIN L. EVERSON, THE BENEFICIARY HEREIN, AGREESTO PAY, WHEN DUE, ALL PAYMENTS DUE UPON THE SAID NOTES AND DEEDS OF TRUST AND WILL SAVE GRANTOR HEREIN, LINDA S. NEVES HARMLESS THEREFROM, SHOULD THE SAID BENEFICIARY HEREIN DEFAULT IN MAKING THE PAYMENTS DUE UPON SAID FRIOR NOTES AND TRUST DEEDS. 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 BENEFICIARY)

(INITIALS OF GRANTOR)

PARCEL 1:

The Southerly 65 feet of Lcts 23 and 24, Block 6, INDUSTRIAL ADDITION TO THE CITY OF KLAYATH FALLS, OREGON, in the County of Klamath, State of Oregon.

PARCEL 2:

A portion of Lot 22. Block 6, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of KLamath, State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of said Lot 22; thence West along the North line of said Lot, 70 feet; thence South parallel with Owens Street 4 feet; thence East 70 feet parallel with the North line of said ot; thence North along the East line of said lot, 4 feet to the point of beginning.

CODE 1 MAP 3809-33BD TL 6300

Filed for re	cord at reques	t of	Aspen	Title & Escre	ow ow	the 8th	dav
of	October	A.D., 19	97 at		A.M., and duly re		00,
		of	Mortgage	s	on Page 33152		
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