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Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the pro on greening out less thats detaut out shell be sellon to group but has thurshold to sold on sit to notibbe	binous each eacht yng the science) studiob o rothwy perty in
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Lot 9 in Block 3 of Third Addition to Altamont Acres, according to the official plat to of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the together with an easement for driveway purposes over the East 20 feet of the Seleck 3 of Third Addition to Altamont Acres, Klamath County, Oregon, a leasened of ACCOUNT NO. 3909-100-2800	e South 130 feet thereof, South 110 feet of Lot 9 in The second set of Lot 9 in South 140 feet of Lot 9 in South 140 feet of Lot 9 in
The North 20 feet of the South 130 feet of Lot 9 in Block 3 of Third Addition to Alte to the official plat thereof on file in the office of the County Clerk of Klamath County,	Oman
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The South 110 feet of Lot 9 in Block 3 of Third Addition to Altamont Acres, accomplished in the office of the County Clerk of Klameth County Oregon. RESE the East 20 feet of the South 110 feet of Lot 9, Block 3 of Third Addition to Altamon for driveway purposes.	ording to the official plat ENVINGSTHEREFROM: 0.17/28/503750
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which real property is not currently used for agricultural, timber or grazing purposes, together with appurtenances and all other rights thereunto belonging or in anywise now appertaining, and the reattached to or used in connection with said real estate; and they be yet, sift how been paid all less of the connection with said real estate; and they be yet, sift how been paid all less of the connection with said real estate; and they be yet, sift how been paid all less of the connection with said real estate; and they have been said less of the connection with said real estate; and they have said how been paid and they have said less of the connection with said real estate; and they have said they have	all and singular the tenements, hereditaments and
For the purpose of securing: (1) Payment of the indebtedness in the principal sum of \$ 90063	
by a loan agreement of even date herewith, made by grantor, payable to the order of beneficiary a	it all times, in monthly payments, with the full debt, if
not paid earlier, due and payable on 12/15/271 http://and.any extensions thereof;	The contract of the contract o
(2) performance of each agreement of grantor herein contained; (3) payment of all sums expende the terms hereof, together with interest at the note rate thereon.	ed or advanced by beneficiary under or pursuant to
To protect the security of this trust deed, grantor agrees. Obtained	A PARTIES AND A
1. To keep said property in good condition and repair, not to remove or demolish any building the and workmanlike manner any building which may be constructed, damaged or destroyed thereon and materials furnished therefor, to comply with all laws affecting said property or requiring any altocommit or permit waste thereof; not to commit, suffer or permit any act upon said property in vicharacter or use of said property may be reasonably necessary; the specific enumerations herein in	and to pay when due all claims for labor performed erations or improvements to be made thereon; not to olation of law; and do all other acts which from the not excluding the general.
2. To provide; maintain and keep the improvements now existing or hereinafter erected on the other hazards and perils included within the scope of a standard extended coverage endorsement, in such amounts and for such periods as Beneficiary may require, and in an insurance company or insurance policies and renewals shall designate Beneficiary as mortgage loss payee and shall be confers full power on Beneficiary to settle and compromise all loss claims on all such policies becoming payable thereunder; and, at Beneficiary's option, to apply same toward either the restor note. Any application of such proceeds toward payment of the note shall not extend or postpone note.	premises insured against loss or damage by fire and and such other hazards as Beneficiary may require, insurance companies acceptable to Beneficiary. All in a form acceptable to Beneficiary. Grantor hereby; to demand, receive, and receipt for all proceeds ation or repair of the premises or the payment of the the due date of monthly installments due under the
3. To pay all costs, fees and expenses of this trust including the cost of title search as well as connection with or enforcing this obligation, and trustee's and attorney's fees actually incurred as p 4. To appear in and defend any action or proceeding purporting to affect the security hereof or pay all costs and expenses, including costs of evidence of title and attorney's fees in a reason.	ermitted by law. the rights or powers of beneficiary or trustee; and to
proceeding in which beneficiary or trustee may appear. 5. To pay at least ten (10) days prior to delinquency all taxes or assessments affecting the pr	roperty: 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 sup	erior hereto.
6. If Grantor fails to perform the covenants and agreements contained in this Trust Deed, i procure insurance, and protect against prior liens, Beneficiary may at its option, but shall not be renecessary to pay such taxes, procure such insurance, or otherwise to protect Beneficiary's interestable be an additional obligation of Beneficiary secured by this Trust Deed. Unless Grantor and B payable immediately by Grantor upon notice from Beneficiary to Grantor, and may bear interest lesser of the rate stated in the note or the highest rate permissible by applicable law. Nothing or incur any expense or take any action whatsoever.	aquired to, disburse such sums and take such actions set. Any amount disbursed by Beneficiary hereunder eneficiary agree otherwise, all such amounts shall be t from the date of disbursement by Beneficiary at the
It is mutually agreed that: 7. Any award of damages in connection with any condumnation for public use of or injury to sai	d property or any part thereof is hereby assigned and
7. Any award of damages in connection with any condumnation for public use of or lightly to sail shall be paid to beneficiary who may apply or release such monies received by it in the same medisposition of proceeds of fire or other insurance.	anner and with the same effect as above provided for
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8. Upon any default by grantor or if all of any part of the property is sold or transferred by grantor without beneficiary's chief the beneficiary may at any time, without notice, either in person of 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.

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 toreclose 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 cale. 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 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 attornoy, (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 surplusament, sens A inomality

surplus, it any, to the grantor or to his successor in interest entitied to such surpluscing it. Settly, it the grantor or to his successor in interest entitled 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. It to all to the state of the same trustee herein named or appointed hereunder.

title, powers and duties conferred upon any trustee herein named or appointed hereunder. It is a solito and in a local described and with the beneficiary and those claiming under him, that he less 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

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