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8	도시 그는 사이를 가능하고, 하는 사람들에 가르게 함께 함께 하면 한 경험에 함께 참가 되었다. 이 상황되었다. 지나는 사람들에 가는 사람들이 사람들이 가득하는 사람들이 되었다.	
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appurtenances and all other right	the unit agricultural, timber or grazing purposes, together with all and singular the tenements, hereditaments a the thereunto belonging or in anywise now appertuining, and the rents, issues and profits thereof and all fixtures n with said real estate:	and
For the purpose of securing:	The Designation of the second and all fixtures in	IOW
by a loan agreement of even dat	1) Payment of the indebtedness in the principal sum of \$58822.05 and all other lawful charges evidence	ed
not paid earlier, due and payable	e herewith, made by grantor, payable to the order of beneficiary at all times, in monthly payments, with the full debt on 03/20/13; and any extensions thereof;	t, if
(2) performance of each agreement	ant of granter have been a second or	
the terms hereof, together with int	erest at the note rate thereon.	to
To protect the security of this tr	ust deed, grantor agrees:	
commit or permit waste thereof; recharacter or use of said property n  2. To provide, maintain and keep	od condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good ding which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performs of comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not not to commit, suffer or permit any act upon said property in violation of law; and do all other acts which from the property in the specific enumerations herein not excluding the general.	ed to he
other hazards and perils included in such amounts and for such peril insurance policies and renewals a confers full power on Beneficiary becoming payable thereunder, and note. Any application of such products.	within the scope of a standard extended coverage endorsement, and such other hazards as Beneficiary may require half designate Beneficiary and in an insurance company or insurance companies acceptable to Beneficiary. A to settle and compromise all loss claims on all such policies; to demand, receive, and receipt for all proceed at the preficiary of the premises of the premises or the payment of the premises of the premises or the payment of the premises or the payment of the payment of the premises or the premises or the premise of the premises or the premise or the premises or the premise or th	e, Ali by ds ne ee
To pay all costs, fees and exconnection with or enforcing this ob     To appear in and defend any pay all costs and expenses, included.	penses of this trust including the post of title search as well as other costs and expenses of the trustee incurred in ligation, and trustee's and attorney's fees actually incurred as permitted by law.  action or proceeding purporting to affect the security hereof or the rights or powers of beneficiary or trustee; and to	'n
proceeding in which beneficiary or t	rustee may appear. See Year 1970 1988 Alle Franchister at least in a least in	r
and liens with interest on the proper	prior to delinquency all taxes or assessments affecting the property; to pay when due all encumbrances, charges ty or any part thereof that at any time appear to be prior or superior hereto.	3 <sup>1</sup>
o. If Grantor fails to perform the procure insurance, and piotect again necessary to pay such taxes, procu- phall be an additional obligation of E- payable immediately by Grantor up- pesser of the rate stated in the note- nour any expense or take any action	so covenants and agreements contained in this Trust Deed, including, without limitation, covenants to pay taxes, not prior liens, Beneficiary may at its option, but shall not be required to, disburse such sums and take such actions are such insurance, or otherwise to protect Beneficiary's interest. Any amount disbursed by Beneficiary hereunder beneficiary secured by this Trust Deed. Unless Grantor and Beneficiary agree otherwise, all such amounts shall be on notice from Beneficiary to Grantor, and may Essar interest from the date of disbursement by Beneficiary at the or the highest rate permissible by prefixed to the lightest rate of the lightest rate permissible by prefixed to the lightest rate of the lightest rate	
It is mutually agreed that:		
hall be paid to beneficiar, who may isposition of proceeds of the or other	section with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and / apply or release such monies received by it in the same manner and with the same effect as above provided for or insurance.	
eliver to	SSOCIATES FINANCIAL SERVICES COMPANY OF OREGON, INC.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
2047 WASHBURN WAY	KLAMATH FALLS, OR. 97603 (541)885-9991	
	(Address)	

N. S. C.

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- It. Upon any default by grantor or if all or any part of the property is sold or transferred by grantor without beneficiary's consent, the beneficiary may at any time, without notice, either in person or by agent, and without regard to the adequacy of any security for the indebtedness secured, enter upon and take possession of the property of any part of it, and that the entering upon and taking possession of the property shall not cure or waive any default or invalidate any act done pursuant to such notice.
- 1). Upon default by granter 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 provided by law for mortgage foreclosures or direct the trustee 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 audition 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, 13. When the trustee sells pursuant to the powers provided, trustee sells 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 including the lawful fees of the trustee 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 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 whomsoever.

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

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatess, devisees, administrators, executors, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the note secured hereby, whether or not named as a beneficiary harein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular

IN WITNESS WHEREOF, the	grantor has hereunto set his hand and seal t	he day and year first above written.	digital in in Marini. Light of the State (1975)
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of <u>March</u>	A.D., 19 <u>98</u> at <u>11:41</u>		
		Bernetha G. Letsch, County (	Clerk
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