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OBERT L. & GLENDA R. SAUNDERS	이 사람이 있는 것이 가지 않는 것이 같다. 이 사람이는 것이 가지 않는 것이 같이 있다. 같이 가지 않는 것이 같은 것이 같이 있는 것이 같이 있는 것이 같이 있는 것이 같이 있는 것이 같이 같이 않는 것이 같이 않는 것이 같이 있는 것이 같이 않는 것이 같이 있는 것이 없다. 것이 있	Was received for record	
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LAMATH FALLS, OR 97603		o'člock	
RYAN I. & DOLORES CURTIS	SPACE RESERVED	book/reel/volume No and/or a	
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LAMATH FALLS, OR 97601		NAME By	TITLE
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THIS TRUST DEED, made this	day of April	an an fan wegen gewennen an fan de	19.98 between
ROBERT SAUNDERS AND GLENDA R. SAUN	DERS, HUSBAND AND I	VIFE	
and a second second Second second			, as Grantor,
FIRST AMERICAN TITLE INSURANCE COMP/ BRIAN L. CURTIS AND DOLORES CURTIS.	INY OF OREGON	ייים איז	., as Trustee, and IIRVIVORSBIP
BRLAN L. CURLLS MAU LOLOARD SURLAD.	TUDDRIVD RIVD WEFE M.	<u>1111 FUMB REGILTS VI S</u>	as Reneficiary
	WITNESSETH:		
Grantor irrevocably grants, bargains, sells	and conveys to trustee in	n trust, with power of sale	, the property in
KLAMATH County, Oregon, c		general de la constante de la Norma de la constante de la cons	
and the second second second and the second	nang salah pang sikula sa	<ul> <li>By the second product of the se</li></ul>	
The Westerly 9.50 feet of Lot 6 and	the Easterly 22.50	feet of North half	
of Lot 7 in Block 55 of Second Hot S	Springs Additon to	the City of Klamath	
Falls, according to the official pla	at thereof on file	in the office of the	
County Clerk of Klamath County, Oreg	zon.	en egitar da anti-	
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ogether with all and singular the tenements, hereditamen r hereafter appertaining, and the rents, issues and profit he property. FOR THE PURPOSE OF SECURING PERFOR.	이 가지 가까지 지도 한 것 같아요. 이		
<pre>be property. FOR THE PURPOSE OF SECURING PERFOR. TWELVE THOUSAND AND NO/100 (\$12,000,00)</pre>	MANCE of each sgreement o Dollars, with inte	f grantor herein contained and rest thereon according to the te	payment of the sum
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To provide and continuously maintain insuran entide by fire and such other hazards as the beneficiary ritten in companies acceptable to the beneficiary, with tasst filteen days prior to the expiration of any policy are the same at grantor's expense. The amount collected ny my part thereot, may be released to grantor. Such app nder or invalidate any ect done pursuant to such notice. 5. 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he property. FOR THE PURPOSE OF SECURING PERFOR. TWELVE THOUSAND AND NO/100 (\$12,000.00) ote of even date herewith, payable to beneficiary or or ot sconer paid, to be due and payable <u>April 6th</u> The date of maturity of the debt secured by this ecomes due and payable. Should the grantor either agre- ty or all (or any part) of grantor's interest in it without enoticiary's option", all obligations secured by this inst- ome innectialely due and payable. The execution by gr signment. To protect the security of this trust deed, grantor and 1. To protect, preserve and maintain the property rovernent thereon; not to commit or permit any waste of 2. To complete cr restore promptly and in good and eanaged or destroyed thereon, and pay whon due all cost 3. 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To pay all costs, fees	MANCE of each sgreement o Dollars, with inter der and made by grantor, the der and made by grantor, the instrument is the date, stator e to, attempt to, or actually su if its obtaining the written rurrent, irrespective of the m antor of an earnest money ag grees: in good condition and repain the property. d habitable condition and repain is the property. d habitable condition and repain is covenants, conditions and re- is pursuant to the Uniform Co- res, as well as the cost of all ce on the buildings now or y may from time to time requi- loss payable to the latter; all reason to procure any such ins- of insurance now or herealtor under any lite or other insu- dication or release shall not co- ens and to pay ell faxes, asses such taxes, assessments and the grantor fail to make payn payment or by providing ber- strights arising from breach of ribed, as well as the grantor, d, and all such payments shal- malicity, render all sums see including the cost of title ses- biligation and trustee's ard all ing purporting to atteet the so- ing trustee's attorney fees; the in the ovent of an appeal from adjudge reasonable as the ber porty shall be taken under that at all or any portion of the -	t grantor herein contained and rest thereon according to the te o final payment of principal at above, on which the final ins- ell, convey, or assign all (or an consent or approval of the ben- iaturity dates expressed therein resement** does not constitute a r; not to remove or demolish a ilding or improvement which a strictions affecting the property mmercial Code as the beneficit lien searches made by filing of hereafter erected on the prop- tire, in an amount not less that policies of insurance shall be do urance and to deliver the policie rance on the building, the b ption of beneficiary the entire a ure or waive any default or no essments and other charges the other charges become past du nent of any taxes, assessments, i neticlary with funds with which d, with interest at the rate se shall be bound to the same shall be bound to the same shall be bound to the same of shall be bound to the same of surd as well as the other costs thorney's fees actually incurred, acth as well as the other costs thorney's fees actually incurred arch as well as the other costs thorney's fees actually incurred acth and/or enforceability, to pu a anount of attorney iees man any judgment or decree of the meticiary's or trustee's attorney e right of eminent domain or c monies psyzble as compensati	payment of the sum rms of a promissory ad interest hereof, if stallment of the note interest hereof, if stallment of the prop- eliciary, then, at the , or herein, shall be- a sale, conveyance or any building or im- may be constructed, y; if the beneficiary ary may require and officers or searching erty against loss or a fullInsurce livered to the bene- livered to the bene- ses to the beneficiary provide to the bene- ses to the beneficiary provide to the bene- ses to the bene- tice of default here- any be levied or amount so collected, tice of default here- at may be levied or a or delinquent and insurance premiums, n to make such pay- at the the payments, istent that they are able without notice, lately due and pay- and expenses of the meficiary or trustee; closure of this deed ay all costs and ex- tioned in this para- o trial court, frantor fees on such appeal. condemnation, bene- on for such taking,

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which are in excass 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 baraticlary and applied by it first upon any reasonable costs and expenses and attorney's fees, both in the trial and appellate courts, meessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the indebted-ness secured hereby; and grantor agrees, at his own expenses, 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 reconveyances, for cancellation), without altecting the liability of any person for the payment of the indebtedness, trustee may (a) consent to the making of any map or plat of the property; (b) join in granting any easement or creat-ing any restriction thereon; (c) join in any subordination or other agreement attecting 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 fees for any of the services mentioned in this paragraph shall be not less than \$5. 10. Upon any detault by grantor hereunder, beneticiary 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 adequacy of any security for the indebtedness shereby secured, enter upon any detault region and taking possession of the property or any part thereof, in its own name sue or otherwise collect the rents, issues and profits, including 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 source hereby, and in such order as beneficiary may determine. 11. The entering upon

and other insurance policies or compensation or awards for any taking or damage of the property, and the explication or release thereod as aloresaid, shall not cure or waive any default or notice of default herounder or invalidate any act done pursuant to such notice. 12. Upon default by grantor in payment of any indebtedness secured horeby or in grantor's performance, of any agreement hereby immediately due and payable. In such an event the beneficiary may elect to proceed to foreclose this trust deed in equity as a mortgage or direct that irrustee to foreclose this trust deed by advertisement and alor porter the trustee to pursue any other right or remedy, either at law or in equity, which the beneficiary may have. In the event the beneficiary leads to burstee any other right or satisfy the obliga-tion secured hereby whereupon the trustee shall its the times and place of sale, give notice thereof as then required by law and proceed to foreclose this furst deed in the ranner provided in CKS 367.35 to 86.795. 13. After the trustee hans commenced foreclosure by advertisement and sale, and at any time prior to 5 days before the date the fursise conducts the sale, the grantor or any other person so privileged by ORS 86.753, may cure the default of defaults. If the default consists of a fuilture to pay, when due, sums secured by the trust deed, the default default and the is capable of being cured may be cured by tondering the performance required under the obligation or trust deed. Any other default this capable of being cured may be cured by tondering the performance required under the obligation curued she take the purchaser. It is eaple the boligation of the trust deed together with trustee's and attorney's lees not exceeding the annotes of also cure to the totherwise, the sale shall be heid on the date and at the time and place designation in the notice of size or the junchaser is default of deaults, the person effecting the curve shall pay to the boneticiary and pesnes orealing the trustee and shall sell the

tract or loan agreement between them, beneficiary may purchase insurance at grantor's expense to protect beneficiary's interest. This insurance may, but need not, also protect grantor's interest. If the collateral becomes damaged, the coverage purchased by beneficiary may not pay 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 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 than insurance grantor might otherwise obtain alone and may not satisfy any need for property damage coverage or any mandatory liability insurance recuirements imposed by applicable law. 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 (see Important Notice below), (b) for an organization, or (even it 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, logatees, 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 construing this trust deed, it is understood that the grantor, trustee and/or beneficiary may each be more than one person; that it the construing this trust deed, it is understood that the grantor, trustee and/or beneficiary may each be more than one person; that if the construct so requires, the singular shall be taken to mean and include the plural, and that generally all grammatical changes shall be made protocological and implied to make the provisions bareat spain somally to corrections and to individuals.

IN WITNESS WHEREOF; the grantor has executed this instrument the day and year first above written. * IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is explicable and the beneficiary is a crediter as such word is defined in the Trub-In-Lending Act and Regulation Z, the basesticary MUST camply with the Act and Regulation by making required disclosures; for this purpose use Stavana-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.
STATE OF OREGON, County of KLAMATH ) 55. This instrument was acknowledged before me on 1718 1
by ROBERT L. SAUNDERS AND GLENDA R. SAUNDERS
This instrument was acknowledged before me on, 19,
I CARA OFFICIAL SEAL
() SUSAN MARIE CAMPBELL
NOTARY SEBUC - OBEGON
MY COMMISSION EXPIRES MARCH 01, 2002
Notary Public for Oregon 'My commission expires 3/.01/.02
REQUEST FOR FULL RECONVEYANCE (To be used only when obligations have been poid.)
STATE OF OREGON: COUNTY OF KLAMATH : ss.
Filed for record at request of First American Title the day
ofA.D., 19 98 at 11:05 d'clockA.M., and duly recorded in Vol0498
on Page 11757
FEE \$15.00
FEE \$15.00 By Katalun Ran