

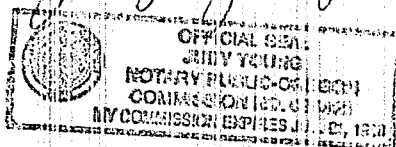
1118 Main Street
Klamath Falls, OR 97601
April 29, 1998

I, Andrew Joseph Trembley, agree to pay Betty Jane Trembley the sum of
\$ 2,808.32 upon the sale of the building at 1114, 1116, 1118 Main
Street, Klamath Falls, Oregon 97601. Canal Addition to Klamath Falls Block 2, Lot
5, Por. 6 as stated in the property description R-3809-032AA-01200-000 Property
Class 201 B.

Signed May 1 1998 at Klamath Falls, Oregon.

Andrew Joseph Trembley
Andrew Joseph Trembley

Witness Judith Young - Notary



569
152

14602

THIS TRUST DEED, made this 22nd day of May, 1998, between
ANDREWS, J. DEEPA, TRUSTEE, et al., as Grantor,
and Betty J. Trembley, as Beneficiary,
WITNESSETH:

Grantor hereby grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in
Klamath Falls, County, Oregon, described as:

Property description 2-3809-032AA-01200-000
Property Class 201B
1114, 1116, 1118 Main St, Klamath Falls, OR 97601
CANAL ADDITION TO KLAMATH FALLS BLOCK 2, LOT 5
PCR.6

together with all and singular the tenements, hereditaments and appurtenances and all other rights therein belonging or in anywise now or hereafter accruing, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with the property.

FOR THE PURPOSE OF SECURING PERFORMANCE of each obligation of lender herein contained and payment of the sum of \$2,800.00 - Two Thousand Eight Hundred and No/100s Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary in cash and made by grantor, the first payment of principal and interest hereof, if not sooner paid, to be due and payable 30th day of May, 2003.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of the note becomes due and payable.

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

1. To provide, grantor and maintain the property in good condition and repair; and to remove or demolish any building or improvement (showing not to construct or permit any part) of the property.
2. To complete or restore promptly and in good and habitable condition any building or improvement which may be constructed, damaged or destroyed thereon, and may when due all costs incurred therefor.
3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property; if the beneficiary so requests, to file in recording such documents and to pay to the Uniform Commercial Code at the beneficiary 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 officers or searching agencies as may be demanded or required by the beneficiary.
4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the property against loss or damage by fire and such other hazards as the beneficiary may from time to time require, in an amount not less than \$1,000,000, written in cooperative acceptable to the beneficiary, with loss payable to the beneficiary; 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 the policies to the beneficiary as herein above provided, the expiration of any policy of insurance now or hereafter placed on the 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 in option of beneficiary the entire amount so collected, or any part thereof, may be released to grantor. Such application or release shall not constitute any default or notice of default hereunder or invalidate any act, done pursuant to such release.
5. To keep the property free from continuation liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against the property; before any part of such taxes, assessments and other charges become past due or delinquent and promptly deliver receipts therefor to beneficiary; should the grantor fail to make payment of any taxes, assessments, insurance premiums, liens or other charges payable by grantor, either 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 relating hereto or breach of any of the covenants hereof and for such payments, with interest as aforesaid, the property herebefore encumbered, as well as the grantor, shall be bound to the same extent that they are bound for the payment of the obligations herein described, and all such payments 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 of this trust deed.
6. To pay 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 in connection with or in enforcing this obligation and trustee's and attorney's fees actually incurred.
7. To appear in and defend any action or proceeding purporting to affect the security rights or power 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 reasonable attorney's fees and the beneficiary's or trustee's attorney's fees; the amount of attorney's fees mentioned in this paragraph 7 in any case shall be paid by the trust estate and in the event of an appeal from any judgment or decree of the trial court, grantor hereby agrees to pay such sums as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney's fees on such appeal.

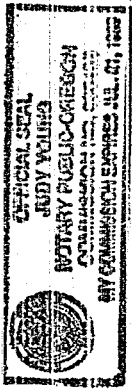
It is mutually agreed that:
5. In the event that any portion or all of the property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, if it so elects, to require that all or any portion of the monies payable as compensation for such taking, shall be paid to the beneficiary or trustee, and the beneficiary or trustee shall have the right to use such monies for such taking, and the Trust Deed shall provide that the proceeds thereof shall be paid to either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business within the State of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, or a broker, agent or broker, who is a member of the United States or any agency thereof, or an attorney duly licensed under ORS 99A.030 to 99A.035.

TRUST DEED
Andrew J. Trembley
Grantor
Betty J. Trembley
Beneficiary
After Recording Recruits (Name, Address, City):
Betty J. Trembley
1114, 1116, 1118 Main St, Klamath Falls, OR 97601

STATE OF OREGON,
County of _____ ss.
I, _____, County Clerk, do hereby certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____, volume _____, on page _____ and/or as the file/instrument number _____ of said County. Record of _____ of said County.
Witness my hand and seal of County aforesaid.

County Clerk

Signed before me on
May 1st, 1998 By
Andrew Joseph Trembley



STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of Betty J. Trembley the 1st day
of May, A.D., 1998 at 10:09 o'clock A. M., and duly recorded in Vol. 14602
of 1 page(s) on Page 14601
FEE \$15.00
2.00 copies
By Bernetha G. Letsch, County Clerk
By Kathleen Rose