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turistic de burgle & reconfession vot ne sentire de la	County. Oregon, described espection again a pad in page 1981 representation of the
LOT 5 IN BLOCK 5, TI	RACT NO. 1065, IRISH BEND, ACCORDING TO THE OFFICIAL LE TY THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY IN AN UNDIVIDED 1/90th INTEREST IN AND TO LOT 12, BLOCK
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For the purpose of sacuring: (1) Parmont	o belonging or in anywise now appertaining, and the rents, issues and profits thereof and all foctures now exclusive many into the principal sum of \$ 681.79 . 1.9 and all other lawful charges or ideas and all other lawful
by a loan agreement of even date hatowith.	made hu gennior nevelta to the
not paid earlier, due and payable on 06%	made by grantor, payable to the order of beneficiary at all times, in monthly payments, with the full debt, if 10/18; and any extensions thereof;
(2) performance of each agreement of grant	tor herein contained; (3) payment of all sums expended or advanced by beneficiary under or pursuant to
To protect the security of this trust deed, g	note rate thereon.
1. To keep said property in good conduction	
and workmanlike manner any building which	n and repair, not to remove or demolish any building thereon; to complete or restore promptly and in good may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed with all laws diffecting said property or requiring any electric.
Committee of permit waste thereof not to com-	and a series of improvements to be made there are the
2. To provide, maintain and keep the important	sonably necessary; the specific enumerations herein not excluding the general.
other hazards and parily included within the	overheits now existing or hereinafter erected on the premises insured against loss or demand by the and
uisulatice policies and ranguals chall decise.	ate Description of algorithms acceptable to Repetition, All
becoming payable thereunder and at Base	and compromise all loss claims on all such policies; to demand, receive, and received
note. Any application of such proceeds towa	and compromise all loss claims on all such policies; to demand, receive, and receipt for all proceeds iciary's option, to apply same toward either the restoration or repair of the premises or the payment of the act of the note shall not extend or postpone the due date of monthly installments due under the
6. To pay all costs, fees and expenses of	this trust instead on the
connection with or enforcing this obligation, an	this trust including the cost of title search as well as other costs and expenses of the trustee incurred in
pay all costs and expenses, including costs of proceeding in which beneficiary or trustee may	of evidence of title and attorney's fees in a reasonable sum as pormitted by law, in any such action or
and liens with interest on the property or any p	elinquency all taxes or assessments affecting the property; to pay when due all encumbrances, charges are thereof that at any time appears to be price or an encumbrance of the property.
procure insurance, and protect equipment prior to	is and agreements contained in this Trust Deed, including, without limitation, covenants to pay terce
necessary to pay such taxes, procure such in theil be an additional obligation of Banetisland	surance, or otherwise to protect Beneficiary's interest. Any amount disbursed by Beneficiary hereunder
reser of the rate stated in the note of the high four any expense of take any action whatsoes	hast rate normitable by Seneficiary at the
it is mutually agreed that:	
hall be paid to beneficiary who may apply or	h any condemnation for public use of or injury to said property or any part thereof is hereby assigned and telease such monies received by it in the same manner and with the same effect as above provided for
epocition of proceeds of fire or other insurance	s.
The state of the s	TES FINANCIAL SERVICES COMPANY OF OREGON, INC.
2047 WASHBURN WAY KLAMA	ATH FALLS.OR. 97603 PHONE 541-885-9991
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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

9. Upon default by grenter in payment of any indebtodness secured or in his performance of any agreement, the boneficiary may deciare all sums scured immediately due and payable. In such event beneficiary at its election may proceed to foreclase 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 or the trustoe shall execute and cause to be recorded its written notice of default and its election to sell the axid 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 granter hereunder, granter 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 dead without express or implied covenants or warrenty. Any person excluding the trustee may purchase at the sale.
- 13. When the trustee sails 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 attorney, (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 granter 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

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, legatees, devisees, administrators, executors, successors and assigns. The term beneficiary shall mean the holder and owner, including plodges, of the note secured hereby, whether or not named as a beneficiary herain. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the

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