ASSENTITUE AND ESCROW  ASSENTITUE AND ESCROW  ASSOCIATES FINANCIAL SERVICES COMPANY OF OREGON, INC.  ASSOCIATES FINANCIAL SERVICES COMPANY OF OREGON, INC.  Beenedicing,  WITHESSETH  County, Oregon, described as:  County, Oregon, described as:  Lot 7 in Block 2 of BEL—AIRE GARDENS, according to the official plither of the County Clerk of Klamath County, Oregon, described as:  Lot 7 in Block 2 of BEL—AIRE GARDENS, according to the official plither of the County Clerk of Klamath County, Oregon, described on a county of the County Clerk of Klamath County, Oregon, and all other cycles thereuse belonging or in anyware new supertinous, and the truth, however and profits brevel and all adults or the county of the c	no moor DEED, made inis				
ASSOCIATES FINANCIAL SERVICES COMPANY OF OREGON, INC.  a Beneficiary.  WITHERSETH  transfer inevocably grants, bengans, sels and conveys to trustee in Inst., with power of sale, the property in  KLAMATH  County, Oregon, described as:  Lot 7 in Block 2 of BEL-AIRE GARDENS, according to the office all plit thereof on file in the office of the Country Clerk of Klamath Country.  Oregon.  Lot 7 in Block 2 of BEL-AIRE GARDENS, according to the office all plit thereof on file in the office of the Country Clerk of Klamath Country.  Oregon.  As a considerable of the control or the sale destine.  For the purpose of accumpt () Psyment of the instruction of surgery and the rems, is an and profits bened and about the part of the instruction of the sale destine.  For the purpose of accumpt () Psyment of the instruction is not profits bened and about the part of the sale of the sale of the sale of the sale of several data heregin, mace by grinted, psynths to the order of beneficiary at all times, in monthly payments, with the full data to be a form and a profits bened and a sale of the sale of th	A A	CDEN TITLE AND TO	Sharadaa kasa is bay ya	day of <u>DE</u>	199
associates Financial Services Company of Oregon, Inc.  Beneficiary,  Withesseth  Innotor revocably grants, bergains, sells and conveys to trustee in trust, with power of talk, the property in  KLAMATH  County, Oregon, described as:  Lot 7 in Block 2 of BEL_AIRE GARDENS, according to the official plathere of the County Clerk of Klamath County  Thereof on file in the office of the County Clerk of Klamath County  Oregon.  Lot 7 in Block 2 of BEL_AIRE GARDENS, according to the official plathere of the County Clerk of Klamath County  Oregon.  Lot 7 in Block 2 of BEL_AIRE GARDENS, according to the official plathere of the County Clerk of Klamath County  Oregon.  Lot 7 in Block 2 of BEL_AIRE GARDENS, according to the official plathere of the County Clerk of Klamath County  Oregon.  Lot 7 in Block 2 of BEL_AIRE GARDENS, according to the official plathere of the County Clerk of Klamath County  Oregon.  Lot 7 in Block 2 of BEL_AIRE GARDENS, according to the official plathere of the County Clerk of Klamath County  Oregon.  Lot 7 in Block 2 of BEL_AIRE GARDENS, according to the official plathere of the County Clerk of Klamath County  Lot 1 of County Clerk of Clerk of County  Lot 1 of County Clerk of Clerk of Clerk County  Lot 1 of Clerk of Clerk of Clerk of Clerk County  Lot 1 of Clerk of Clerk of Clerk of Clerk County  Lot 1 of Clerk of Clerk of Clerk of Clerk Clerk of		NATURAL TABLE	,ROW		, as Gra
**STATES SETH:**  **LAMATH***  **County, Oregon, described as:**  **LAMATH**  **County, Oregon, described as:**  **Lot 7 in Block 2 of BEL_AIRE GARDENS, according to the official plither of the County Clerk of Klamath County Oregon.**  **Description of the County Clerk of Klamath County Oregon.**  **Lot 7 in Block 2 of BEL_AIRE GARDENS, according to the official plither of the County Clerk of Klamath County Oregon.**  **Lot 7 in Block 2 of BEL_AIRE GARDENS, according to the official plither of the County Clerk of Klamath County Oregon.**  **Lot 7 in Block 2 of BEL_AIRE GARDENS, according to the official plither of the County Clerk of Klamath County Oregon.**  **Lot 8 of or used in connection with said real estate.**  **To the purpose of accounts; (1) Payment of the indebtodress in the principal time of \$ .422.2.80 and all other lawful charges evident a loan agreement of even date harvestly, make up granted payment of all sums expended or advanced by beneficiary under or pursuant terms hereof, together with interest at the note rate believes.**  **Lot 8 of each agreement of granton herein contained, (3) payment of all sums expended or advanced by beneficiary under or pursuant terms hereof, together with interest at the note rate believes.**  **Lot 8 of payment of payment of the sum advanced contained, (3) payment of all sums expended or advanced by beneficiary under or pursuant terms hereof, together with interest at the note rate believes.**  **Lot 8 of payment of payment and the payment of all sums expended or advanced by beneficiary under or pursuant or parmit waters of the sums advanced payment of all sums advanced or and payment of all sums advanced or and payment or and pay					, as Trustee,
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a loan agreement of even date herewith, made by grantor, payable to the order of beneficiary at all times, in monthly payments, with the full debt paid earlier, due and perphile on 12/17/01 : and any extensions thereof.  performance of each agreement of grantor herein contained. (3) payment of all sums expended or advanced by beneficiary under or pursuant terms hereof, fogether with interest at the note rate thereon.  To protect the security of this trust deed, grantor agrees:  1. To keep said properly in good condition and repair, not to remove or demolish any building thereon, to complete or restore promptly and in got workmankle manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims of rabor performments of permit waste thereof, not to commit, suffer or permit any act upon said property in violation of law, and to all claims for labor performment or permit waste thereof, not to commit, suffer or permit any act upon said property in violation of law, and to all other acts which from tracter or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.  2. To provide, marintain and keep the improvements now existing or horeinatter erected on the premises insured against loss or damage by fire a or hexards and perils included within the scope of a standard exhended coverage endorsement, and such other hazards as Beneficiary may require, and in an insurance company or insurance companies accupitable to Beneficiary tractices and reviewals shall designate Beneficiary as mortgage loss payee and shall be in a form acceptable to Beneficiary as mortgage and the results of the premises or the payment of the search as well as other costs and expenses of the trustee incurred interest that power on Beneficiary to settle and compromise all loss claims on all such policies, to damage the search as well as other costs and expenses of the trustee incurred insection with or enforcing this obligation, and trustee's and alternac	For the purpose of securing: (1) Paymo	ent of the indebtedness in the princ	ipal sum of \$ 4922.8	g and all other lawful o	:harges evidend
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3. To pay all costs, fees and expenses of this trust including the cost of title search as well as other costs and expenses of the trustee incurred inaction with or enforcing this obligation, and trustee's and attorney's fees actuelly incurred as permitted by law.  4. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of beneficiary or trustee; and all costs and expenses, including costs of evidence of title and attorney's fees in a reasonable sum as permitted by law, in any such action ceeding in which beneficiary or trustee may appear.  5. To pay at least ten (10) days prior to delinquency all taxes or assessments affecting the property; to pay when due all encumbrances, charged their swith interest on the property or any part thereof that at any time appear to be prior or superior hereto.  6. If Grantor fails to perform the covenants and agreements contained in this Trust Deed, including, without limitation, covenants to pay taxe cure insurance, and protect against prior liens, Beneficiary may at its option, but shall not be required to, disburse such sums and take such action liber and additional obligation of Beneficiary secured by this Trust Deed. Unless Grantor and Beneficiary agree otherwise, all such amounts shall be an additional obligation of Beneficiary secured by this Trust Deed. Unless Grantor and Beneficiary agree otherwise, all such amounts shall be immediately by Grantor upon notice from Beneficiary to Grantor, and may bear interest from the date of disbursement by Beneficiary at the series stated in the note or the highest rate permissible by applicable law. Nothing contained in this paragraph shall require Beneficiary are not expense or take any action whatsoever.  7. Any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned at least to beneficiary who may apply or release such monies received by it in the same manner and with the same effect as abo	rance policies and renewals shall desifers full power on Beneficiary to settleming payable thereunder; and, at Bero. Any application of such proceeds to	ignate Beneficiary as mortgage loss e and compromise all loss claims reficiary's option, to apply same to	surance company or insurate payee and shall be in a formall such policies; to depend on all such policies; to depend on the control of the co	nce companies acceptable rm acceptable to Benefician emand, receive, and receip	to Beneficiary. y. Grantor here t for all procee
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RETENTION (1)

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- 8. Upon any default by grantor or if all or any part of the property is sold or transferred by grantor without beneficiary a constant. 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 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 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 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 exp 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 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 a 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 PROFERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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 pledges, of the note secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal the day and year first above written WILLIAMS Witness STATE OF OREGON OFFICIAL SEAL STACY A. SELF 1 88. Klamath MY COMMISSION EXPIRES AUGUST 26. ared the above named STEVEN D. WILLIAMS and PATRICIA L. WILLIAMS Before ma Statepa delf ug 26,2002 REQUEST FOR FULL RECONVEYANCE used only when obligations have been paid. ned is the least owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You have designated by the terms of said trust dead the estate now held by you under the same. Mail reconveyance and docu DATED: STATE OF OREGON: COUNTY OF KLAMATH: ss. Aspen Title & Escrow Filed for record at request of the A.D., 19 98 at 11:08 o'clock\_ A.M., and duly recorded in Vol. \_ on Page \_\_\_\_46918\_\_\_. December Mortgages on Page Bernetha G. Letsch, County Clerk FEE \$15.00