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THIS TRUST DEED made
ROBERT E. WRIGHT, an individual,
KNY TITLE COMPANY
ROBINER ANN ADAMS, an individual,

Grantor irrevocably grants
power of sale, the property

Lot 3, Block 4, Sun
plait; thereof on file
Oregon.

on day 26 of January 1988 between
Paul, as Grantor,
an Oregon Corporation,
and, as Beneficiary,
as Trustee, and

WITNESSED:
nts, bargains, sells and conveys to trustee in trust, with
in Klamath County, Oregon, described as:

DISTRICT ESTIMATES. TRACT 1061, according to the official
in the office of the County Clerk of Klamath County,

together with all and singular the tenements now or hereafter appertaining, and the connection with the property.

FOR THE PURPOSE OF SECURING
THREE THOUSAND Dollars,
according to the terms of a promissory note
final payment of principal and interest hereon.
The date of maturity of the debt secured
becomes due and payable.
21

To protect the security of this trust a

i. hereditaments and appurtenances
ent issues and profits thereof and
PERFORMANCE of each agreement
ith interest therein
e of even date herewith, payable to
f, if not sooner paid to be due and
by this instrument is the date, stated
d, grantor agrees:

nd all other rights thereto belonging or in anywise
all fixtures now or hereafter attached to or used in
of grantor herein contained and payment of the sum of
beneficiary or order and made payable by grantor, the
ayable March 13th 1996
above, on which the final installment of the note

1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste or damage thereto.
 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 pay whatever costs incurred therefor.
 3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property; if the beneficiary so requests, to join in executing such final statement pursuant to the Uniform Commercial Code as the beneficiary may require end 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 agents as may be deemed desirable 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 the full insurable value, written in companies acceptable to the beneficiary, with premiums payable to the latter; all policies of insurance shall be delivered to the beneficiary as soon as insured; if grantor shall fail for any reason to procure any such insurance and to deliver said policies to the beneficiary at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings, the beneficiary may procure 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 if option of beneficiary the entire amount so collected, or any part thereof, may be released to grantor. Said application or release shall not cure or waive and default or notice of default hereunder or invalidate any action taken pursuant to such notice.
 5. To keep the property free from construction liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against said property before any part of such taxes, assessments and other charges become past due or delinquent or paid 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 obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become part of the debt secured by this trust deed without waiver of any rights arising from breach of any of the covenants hereof and for such payments, with interest as aforesaid, the property hereinbefore described, as well as the grantor, shall be bound to the same extent that they are bound for the payment of the obligation 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 deed 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 powers of beneficiary or trustee; and any suit, action or proceeding in which he beneficiary or trustee may appear, including any suit for the foreclosure of this deed, pay all costs and expenses, including evidence of title, and the beneficiary's or trustee's attorney's fees; the amount of attorney's fees mentioned in this paragraph 7 in all cases shall be fixed by the trial court and in the event of an appeal from any judgement or decree of the trial court, grantor further agrees to pay such sum 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:

8. In the event that any portion or all of the
shall have the right, if it so elects, to require

NOTE: The Trust Deed Act provides that the State Bar, a bank, trust company, or savings and loan association, a title insurance company authorized in the United States or any agency thereof, or an

property shall be taken under the right of eminent domain or condemnation, beneficiary at all or any portion of the monies payable as compensation for such taking, which are

Trustee hereunder must be either an attorney, who is an active member of the Oregon
and loan association authorized to do business under the laws of Oregon or the United
States title to real property of this state, its subsidiaries, affiliates, agents or branches,
or a law agent licensed under ORS 696.505 to 696.585.

TRUST DEED

ROBERT D. WRIGHT
228 CULP AVE.
HAYWARD, CA 94544

ROSELINE ANN ADAMS
9470 SW ERETWOOD
TIGARD, OR 97224

Granitor

Beneficiaries

Afmar recording return
Key Title Co.

STATE OF OREGON,
County of _____ ss.
I certify that the within instrument
was received for record on the _____ day
of _____ 19_____
at _____ o'clock M., and recorded
in book/reel/volume No. _____ on
date _____ or as fee/file/instru-
ment/film/reception No. _____
Record of Mortgages of Mid County.
Witness my hand and seal of
County affixed.

Deputy

