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	and the special content of the special conte
etween WILLIAM R. TRO	OMBLY and/or LINDA D. TROMBLY as Grantor,
FIRST AMERICAN T	ITLE INSURANCE COMPANY OF OREGON , as Trustee, and
ere a symmetric best bod mark bod ba AS	SOCIATES FINANCIAL SERVICES COMPANY OF OREGON, INC.
The relativistic properties and a second	그
Grantor irrevocably grants, bargains, s	ells and conveys to trustee in trust, with power of sale, the property in <u>KLAMATH</u>
and the second s	County, Oregon, described as:
The South 70 fee City of Klamath F in the office of	alls, according to the official plat thereof on file the County Clerk of Klamath County, Oregon.
or steering has being the property of	Well translip that do begit most and two special and seasons with a first translic for the control of two special and seasons with a first translic for the control of two specials and the co
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<b>8</b>	r Madalaga (tagangal akan sam kan kan asi malam) ang kang basilan si Maga palang at a salam bi at sa
which real property is not currently us appurtenances and all other rights that attached to or used in connection with	ised for agricultural, timber or grazing purposes, together with all and singular the tenements, hereutainents an hereunto belonging or in anywise now appertaining, and the rents, issues and profits thereof and all fixtures no h said real estate:
For the purpose of securing: (1) P	ayment of the indebtedness in the principal sum of \$41664.89 and all other lawful charges evidence
	erewith, made by grantor, payable to the order of beneficiary at all times, in monthly payments, with the full debt,
not paid earlier, due and payable on	
(2) performance of each agreement	of grantor herein contained; (3) payment of all sums expended or advanced by beneficiary under or pursuant
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the terms hereof, together with intere	deed, grantor agrees:
the terms hereof, together with intere To protect the security of this trust  1. To keep said property in good and workmanlike manner any buildir and materials furnished thereor; to commit or permit waste thereof; not character or use of said property may	deed, grantor agrees:  condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good may which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performs comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit, suffer or permit any act upon said property in violation of law; and do all other acts which from the property in the specific enumerations herein not excluding the general.
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8. Upon any default by granter of if all or any part of the property is sold or transferred by granter without beneficiary's consent, the beneficiary may o. Open any default by granter or the air or any part of the property is sold of transferred by granter without beneficiary s consent, 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 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 provided by law for mortigage interpantes or direct the trustee to interpose this trust deed by advertisement and sale. In the latter event the beneficiary of 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

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 grantor's default. Grantor will pay these fees upon demand. IZ. After a lawful lapse of time following the recordation of the holice of delatification of sale. Trustee shall deliver to the purchaser a deed without 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 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 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 14. For any reason permitted by law, the beneficiary may from time to time appoint a successor of successor trustee, the latter shall be vested with all 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 the grantor covenants and agrees to and with the peneticiary and mose claiming under thin, that he is lawfully select in the simple of sale 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 this deed applies to, mores to the period of and pinus all parties hereto, their heirs, regateds, deviseds, administrators, executors, successors and the assignes. The term beneficiary shall mean the holder and owner, including pledges, of the note secured hereby, whether or not named as a beneficiary that the holder and owner, including pledges, of the note secured hereby, whether or not named as a beneficiary cassigns, or ne term penenciary shall mean the noiger and owner, including pleages, or the note secured herein, whether or not named as a penenciary cherein. In construing this dead and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular

IM ANTIMEGO	has hereunto set his hand and seal the day and year first above written:	1.14
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Witness	WILLIAM R. TROMBLY	
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County of Action of the above name	UTLITAM R. TROMBLY and or LINDA D. IROMD	
Personally appeared the above name	ed WILLIAM Voluntary act an voluntary act an	d deed
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