

TRUST DEED

MTL 1396-4566

Vol M02 Page 75457

After recording return to:  
Richard and Wanda Smith  
1318 Brickley Drive  
Eugene, OR 97401

State of Oregon, County of Klamath  
Recorded 12/26/2002 10:59 a m.  
Vol M02, Pg 75457-58  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

AMERITITLE has recorded this  
instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

THIS TRUST DEED, made on day 20 of December 2002, between  
DAVID E. SMITH and DAVID M. HESLA, as Grantors, and  
RICHARD C. SMITH JR. AND WANDA J. SMITH, OR THE SURVIVOR THEREOF as beneficiary,  
WITNESSETH:

Grantor, irrevocably grants, bargains, sells and conveys to beneficiary, with power of sale, the property in KLAMATH County, Oregon, described  
as:

All that portion of S1/2 S1/2 SE1/4 SE1/4, Section 11, Township 39 South, Range 9 East, Willamette Meridian, lying Easterly of  
Third Addition to Cypress Villa and Westerly of the A3 Lateral, saving and excepting the property conveyed to Klamath County  
by deed recorded in Volume 351 at page 690.

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter  
appertaining, 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 agreement of grantor herein contained and payment of the sum of

\*\*\*ONE HUNDRED SIXTY THOUSAND \*\*\*Dollars, with interest thereon

according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made payable by grantor, the final payment of  
principal and interest hereof, if not sooner paid, to be due and payable January 1, 2004.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and  
payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned, or  
alienated by the grantor without first having obtained the written consent or approval of the beneficiary, then, at the beneficiary's option, all  
obligations secured by this instrument, irrespective of the maturity dates expressed therein or herein, shall become immediately due and payable.

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

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 of said property.
2. To complete or restore promptly and in good workmanlike manner any building or improvement which may be constructed, damaged, or  
destroyed thereon, and pay when due all costs incurred therefore.
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 financing statements pursuant to the Uniform Commercial Code as 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 deemed  
desirable by the beneficiary.
4. To provide and continuously maintain insurance on the buildings now or hereafter erected on said premises 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 loss payable to the latter; all policies of insurance shall be delivered 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 at option of beneficiary the entire amount so collected, or any part thereof, may be released  
to grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to  
such notice.
5. To keep said premises 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 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 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  
arising from breach of any of the covenants hereof and for such payment, with interest as aforesaid, the property hereinbefore 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 a 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 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 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 judgment or decrees of the trial court, grantor further agrees  
to pay such sum as the appellate court shall adjudge reasonable as the beneficiary's attorney's fees on such appeal.

It is mutually agreed that:

8. In the event that any portion or all of said 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, which are in excess of the amount  
required to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to  
beneficiary and applied by it first upon any such reasonable costs and expenses and attorney's fees, both in the trial and appellate courts,  
necessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the indebtedness secured hereby; and grantor  
agrees, at its own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation, promptly  
upon beneficiary's request.
9. At any time and from time to time upon written request of beneficiary, payment of its fees and presentation of this deed and the note for  
endorsement (in case of full reconveyances, for cancellation), without affecting the liability of any person for the payment of the indebtedness,  
trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon;  
(c) join in any subordination or other agreement affecting this deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part  
of the property. The grantee in any reconveyance may be described as the "person or persons legally entitled thereto" and the recitals therein of  
any matters or facts shall be conclusive proof of the truthfulness thereof.
10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed  
by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said  
property or any part thereof, in its own name sue or otherwise collect the rents, issues and profits, including those past due and unpaid, and

apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees upon any indebtedness secured hereby, and in such order as beneficiary may determine.

11. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, time being of the essence with respect to such payment and/or performance, the beneficiary may declare all sums secured hereby immediately due and payable. In such an event the beneficiary at his election may proceed to foreclose this trust deed in equity as a mortgage by advertisement and sale, or may pursue any other right or remedy, either at law or in equity, which the beneficiary may have. In the event the beneficiary elects to foreclose by advertisement and sale, the beneficiary shall execute and cause to be recorded his written notice of default and his election to sell the said described real property to satisfy the obligation secured hereby whereupon the a time and place of sale shall be fixed and notice given thereof as then required by law and will proceed to foreclose this trust deed in the manner provided in ORS 86.753 to 86.795.
13. After the beneficiary has commenced foreclosure by advertisement and sale, and at any time prior to 5 days before the date the sale is conducted, the grantor or any other person so privileged by ORS 86.753, may cure the default or defaults. If the default consists of a failure to pay, when due, sums secured by the trust deed, the default may be cured by paying the entire amount due at the time of the cure other than such portion as would not then be due had no default occurred. Any other default that is capable of being cured may be cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing the default or defaults, the person effecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed together with trustee's and attorney's fees not exceeding the amounts provided by law.
14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which said sale may be postponed as provided by law. The trustee may sell said property either in one parcel or in separate parcels and shall sell the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. A deed in forma as required by law shall be delivered to the purchaser conveying the property so sold, but without any covenant or warrant, express or implied. The recitals in the deed of any matters of fact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.
15. The proceeds of the sale shall be applied to payment of (1) the expenses of sale, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest in 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.
16. 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. Each such appointment and substitution shall be made by written instrument executed by beneficiary, which, when recorded in the mortgage records of the county or counties in which the property is situation, shall be conclusive proof of proper appointment of the successor trustee.
17. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

The grantor covenants and agrees to and with the beneficiary and the beneficiary's successor in interest that the grantor is lawfully sized in fee simple of the real property and has a valid, unencumbered title thereto except as may be set forth in an addendum or exhibit attached hereto, and that the grantor will warrant and forever defend the same against all persons whomsoever.


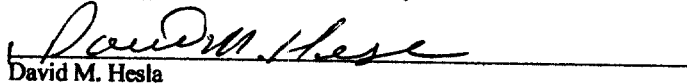
**WARNING:** Unless grantor provides beneficiary with evidence of insurance coverage as required by the contract or loan agreement between them, beneficiary may purchase insurance at grantor's expense to protect beneficiary's interest. This insurance may, but need not, also protect grantor's interest. If the collateral becomes damaged, the coverage purchased by beneficiary may not pay any claim made by or against grantor. Grantor may later cancel the coverage by providing evidence that grantor has obtained property coverage elsewhere. Grantor is responsible for the cost of any insurance coverage purchased by beneficiary, which cost may be added to grantor's contract or loan lance. If it is so added, the interest rate on the underlying contract or loan will apply to it. The effective date of coverage may be the date grantor's prior coverage lapsed or the date grantor failed to provide proof of coverage. The coverage beneficiary purchases may be considerably more expensive than insurance grantor might otherwise obtain alone and may not satisfy any need for property damage coverage or any mandatory liability insurance requirements imposed by applicable law.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

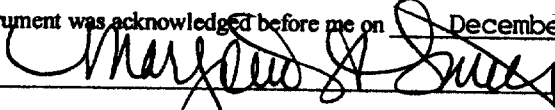
This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors, and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein.

In construing this mortgage, it is understood that the mortgagor or mortgagee may be more than one person; that if the context so requires, the singular shall be taken to mean and include the plural and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

  
David E. Smith  
  
David M. Hesla

STATE OF OREGON, COUNTY OF KLAMATH.

This instrument was acknowledged before me on December 20, 2002  
By   
My Commission Expires: 12-20-02  
Notary Public for State of Oregon, County of Klamath

