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FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, a corporation organized and existing under the laws of the United States, as beneficiary;

The grantor irrevocably grants, bargains, sells and conveys to the trustee, in trust, with power of sale, the property in Klamath County, Oregon, described as:

Lot 6 in Block 16 of THE TERRACES, and that part of Lot 5 in Block 16 of the TERRACES, described as follows:

TERRACES, described as follows:  
Beginning at the northwest corner of Lot 5, Block 16, THE TERRACES ADDITION to the City of Klamath Falls, Oregon; thence south 62°34' east along the southwesterly line of a county road 56.5 feet; thence along the arc of a 169.52 foot radius to the left 71.5' more or less to a point on the easterly line of said Lot 5; thence southerly 2.96 feet, more or less, to the southeast corner of said Lot 5; thence westerly on southerly line of said Lot 5 to the southwest corner of said lot 5; thence northerly on westerly line of said Lot 5, 47.4 feet to the point of beginning.

each agreement of the grantor herein contained and the payment of the sum of Sixteen Thousand Nine Hundred and no/100

December 10, 1965

as the beneficiary may elect.

any improvements made on said premises and also to make such repairs to said

obtained.

without warranty, and shall be the property of the person or persons to whom the same may be described as the "person or persons legally entitled thereto," and payable.

full or upon sale or other acquisition of the property by the beneficiary after

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4. 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.

5. The grantor shall notify beneficiary in writing of any sale or contract for sale of the above described property and furnish beneficiary on a form supplied it with such personal information concerning the purchaser as would ordinarily be required of a new loan applicant and shall pay beneficiary a \$5.00 service charge.

6. Time is of the essence of this instrument and upon default by the grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, the beneficiary may declare all sums secured hereby immediately due and payable by delivery to the trustee of written notice of default and election to sell the trust property, which notice trustee shall cause to be duly filed for record. Upon delivery of said notice of default and election to sell, the beneficiary shall deposit with the trustee this trust deed and all promissory notes and documents evidencing expenditures secured hereby, whereupon the trustee shall fix the time and place of sale and give notice thereof as then required by law.

7. If after default and prior to the time and date set by the trustee for the trustee's sale, the grantor or other person so privileged pays the entire amount then due under the terms of the trust deed and the obligation secured thereby, other than such portion of the principal as would not then be due had no default occurred, the grantor or other person making such payment shall also pay to the beneficiary all costs and expenses actually incurred up to said time in enforcing the terms of this obligation, including trustee's and attorney's fees not exceeding \$50 if actually incurred.

8. After the lapse of such time as may then be required by law following the recording of said notice of default and giving of said notice of sale, the trustee shall sell said property at the time and place fixed by him in said notice of sale, either at a whole or in separate parcels, and in such order as he may determine, at public auction to the highest bidder for cash, in lawful money of the United States, payable at the time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale and from time to time thereafter may postpone the sale by public announcement at the time fixed by the preceding postponement. The trustee shall deliver to the purchaser his deed in form as required by law, conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee but including the grantor and the beneficiary, may purchase at the sale.

9. When the trustee sells pursuant to the powers provided herein, the trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including a reasonable charge by the trustee, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust deed, as their interest may appear in order of their priority, and (4) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

10. 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. Each such appointment and substitution shall be made by written instrument executed by the beneficiary, containing reference to this trust deed and its place of record, which, when recorded in the office of the county clerk or recorder of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

11. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record, as provided by law. The 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 the grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by the trustee.

12. 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 pledgees, 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/or neuter, and the singular number includes the plural.

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

*J. D. Miller* (SEAL)  
(SEAL)

STATE OF OREGON } ss.  
County of Klamath

THIS IS TO CERTIFY that on this 12th day of August, 1965, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named J. D. Miller, a single man

to me personally known to be the identical individual named in and who executed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

(SEAL) *W. D. Miller*  
Notary Public for Oregon  
My commission expires: 1/10/67

Loan No. <u>7394</u>	STATE OF OREGON } ss. County of Klamath
<b>TRUST DEED</b>	I certify that the within instrument was received for record on the <u>13</u> day of <u>August</u> , 19 <u>65</u> , at <u>9:30</u> o'clock <u>P.M.</u> , and recorded in book <u>250</u> on page <u>322</u> . Record of Mortgages of said County.
<u>J. D. Miller</u> Grantor	Witness my hand and seal of County affixed.
TO FIRST FEDERAL SAVINGS & LOAN ASSOCIATION Beneficiary	<i>Donna M. Buxton</i> County Clerk
After Recording Return To: FIRST FEDERAL SAVINGS 540 Main St. Klamath Falls, Oregon	By <i>Donna M. Buxton</i> Deputy
Fee 3.00	

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: William Ganzog....., Trustee

The undersigned is the legal 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 hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same.

First Federal Savings and Loan Association, Beneficiary

DATED: \_\_\_\_\_, 19\_\_\_\_