

TRUST DEED

THIS TRUST DEED, made this 5th day of May, 1966, between Joseph E. Cooley and Myrtle E. Cooley, husband and wife, and James F. Laws and Daphna Laws, husband and wife, as grantor, William Gamong, _____, as trustee, and FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, a corporation organized and existing under the laws of the United States, as beneficiary;

WITNESSETH:

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 20, Block 305 Darrow Addition to City of Klamath Falls, Oregon, Klamath
County, Oregon

which said described real property does not exceed three acres, together with all and singular the appurtenances, tenements, hereditaments, rights, issues, profits, water rights and other rights, easements or privileges now or hereafter belonging to, derived from or in anywise appertaining to the above described premises, and all plumbing, lighting, heating, ventilating, air-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as carpeting, wall-to-wall carpeting and linoleum, shades and built-in ranges, dishwashers and other built-in appliances now or hereafter installed or used in connection with the above described premises, including all interest therein which the grantor has or may hereafter acquire, for the purpose of securing performance of the above covenants, conditions and restrictions, together with the sum of Eight Thousand Five Hundred and No/100

each agreement of the grantor herein contained and the payment of the sum of Eight Thousand and No/100 Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to the beneficiary or order and made by the grantor, principal and interest being payable in monthly installments of \$ 64.62 commencing June 13, 1966 and continuing until the sum of the installments paid shall be credited to the

This trust deed shall further secure the payment of such additional money, if any, as may be loaned hereafter by the beneficiary to the grantor or others having an interest in the above described property, as may be evidenced by note or notes. If the indebtedness secured by this trust deed is evidenced by more than one note, the beneficiary may credit payments received by it upon any of said notes or part of any payment on one note and part on another, as the beneficiary may elect.

The grantor hereby covenants to and with the trustee and the beneficiary herein that the said premises and property conveyed by this trust deed are free and clear of all encumbrances and that the grantor will and his heirs, executors and administrators shall warrant and defend his said title thereto against the claims of all persons whomsoever.

[illegible]

In order to provide regularly for the prompt payment of said taxes, assessments or other charges and insurance premiums, the grantor agrees to pay to the beneficiary, together with and in addition to the monthly payments of principal and interest payable under the terms of the note, the amount of any principal and interest due and payable with respect to said taxes, assessments and charges, an amount equal to one-twelfth (1/12) of the amount of such taxes, assessments and charges due and payable with respect to said property within each succeeding month, and also one-thirty sixth (1/36th) of the insurance premiums due and payable with respect to said property during each succeeding year, while payable with respect to said property within the term and directed by the beneficiary, this trust deed remains in full force and effect for the term of three years, and the principal of the loan shall be repaid to the principal of the loan until required for the several purposes thereof and shall thereupon be charged to the principal of the loan; or, at the option of the beneficiary, the principal of the loan shall be held by the beneficiary in a separate reserve account, without interest, to pay said taxes, assessments or other charges when they shall become due and payable.

While the grantor is to pay any and all taxes, assessments and other charges levied or assessed against said property, or any part thereof, before the same begin to bear interest and also to pay premiums on all life insurance policies upon said property, such payments are hereby authorized, the beneficiary to pay the same, and the grantor is authorized to deduct from the proceeds of said property, as interest, taxes, assessments and other charges levied or imposed against said property in the amounts as shown by the tax returns or other charges, and to pay the same by the collection of such premiums in the amounts shown on the statements submitted by the insurance carriers or their representatives, and the grantor is authorized to require the principal of the loan to be used for the payment of such taxes, assessments and other charges. If any, established for that purpose. The grantor hereby agrees to hold the beneficiary responsible for the payment of such taxes, assessments and other charges in no event to hold the beneficiary responsible for the payment of such taxes, assessments and other charges written or for any other reason. The beneficiary hereby is authorized, in the event of any loss, to compromise and settle with any insurance company or other party for the payment of loss, to compromise and settle with any insurance company or other party for the payment of loss, such insurance receipts upon the indebtedness for payment and satisfaction in full or upon sale or other acquisition of the property by the beneficiary after

default, any balance remaining in the reserve account shall be credited to the indebtedness. If the reserve account for taxes, assessments, insurance premiums and other charges is not sufficient at any time for the payment of such charges as they become due, the grantor shall pay the deficit to the beneficiary upon demand, and if not paid within ten days after such demand, the beneficiary may at its option add the amount of such deficit to the principal of the obligation secured hereby.

Should the grantor fail to keep any of the foregoing covenants, then the beneficiary may at its option carry out the same, and all its expenditures therefor shall draw interest at the rate specified in the note shall be repayable by the grantor on demand and shall be secured in the right in its discretion to complete this connection, the beneficiary shall have the right in its discretion to complete any improvements made on said premises and also to make such repairs to said property as in its sole discretion it may deem necessary or advisable.

The grantor further agrees to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property; to pay all costs, fees and expenses of this trust, including the cost of title search, as well as the costs and expenses of the trustee incurred in connection with the trust; to pay the other costs and expenses of the trustee incurred in connection with the trust; in enforcing this obligation, and trustee's fee and attorney's fee actually incurred; to appear and answer in any action or proceeding purporting to affect the security of the trust or the rights or powers of the beneficiary or trustee; and to pay all costs and expenses, including costs of evidence of title and all costs of action or proceeding in reasonable sum to be fixed by the court in which the action or proceeding is brought; that the beneficiary or trustee may appear and in any suit brought by beneficiary to foreclose this deed, and all said sums shall be secured by this trust deed.

The beneficiary will furnish to the grantor on written request therefor an annual statement of account but shall not be obligated or required to furnish any further statements of account.

It is mutually agreed that:

It is mutually agreed that any portion or all of said property shall be taken under the right of eminent domain or condemnation; the beneficiary shall have the right to commence, prosecute in its own name, appear in or defend against any action or proceedings, or to make any appeal or settlement in connection with such actions or proceedings, to require that all or any portion of the money's worth of the property be paid to it as compensation therefor, and that the amount payable as compensation for such taking, which are in excess of the amount actually paid to pay all reasonable expenses incurred by the beneficiary, be necessarily paid through the grantor in such proceedings, shall be paid to the beneficiary directly by the government or other authority having jurisdiction thereof, and applied by it first upon any reasonable costs and charges incurred by it in such proceedings, and the fees necessarily paid to attorneys and others in such proceedings, and the fees necessarily applied upon the indebtedness secured hereby; and the grantor agrees, at its own expense, to take such actions and execute such documents as may be necessary in obtaining such compensation, promptly upon the beneficiary's request.

2. At any time and from time to time upon written request of the beneficiary, payment of its fees and presentation of this deed and the note for cancellation, the Trustee shall, at the sole and exclusive option of the beneficiary, (a) release the beneficiary from all liability of any person for the payment of the indebtedness, but not the obligation, of the beneficiary, (b) join in granting consent to the making of any map or plat and said property; (c) join in granting consent to the making of any agreement affecting the deed or the lien or charge hereof; (d) convey, with full power of attorney, the property hereunder to the beneficiary, and (e) execute any instrument necessary to carry out the foregoing, all without warranty, all or any part of the property. The grantee in any deed or instrument made by the Trustee hereunder shall be conclusively presumed to be the person or persons named in the deed or instrument and the recitals thereof as to the facts shall be conclusive proof of the facts stated therein. Trustee's fees for any of the services in this paragraph shall be \$5.00.

3. As additional security, grantor hereby assigns to beneficiary during the continuance of the trusts all rents, issues, royalties and profits of the property owned by the trusts all rights in and to any and all real estate owned by grantor shall default in the payment of any indebtedness secured hereby, and the performance of any agreement hereunder, and the right to collect all such rents, issues, royalties and profits earned prior to default as the beneficiary may desire, and payable, upon any default by the grantor hereunder, the beneficiary may at any time without notice, either in person, by agent or by a duly authorized attorney, or by a court, and without demand, enter upon and take possession of any and all real estate owned by the grantor, and all other property, and any part thereof, in its own name past due or otherwise collect all such rents, issues, royalties and profits, including those past due and payable by the grantor, its estate and its heirs, and its operation and collection, including reasonable attorney's fees, on any any indebtedness secured hereby, and in such order as the beneficiary may determine.

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 trustees shall fix the time and place of sale and give notice thereof as then required by law.

7. After default and any time prior to five days before the date set by the Trustee for the Trustee's sale, the grantor or other person so privileged may pay the entire amount then due under this trust deed and the obligations secured thereby (including costs and expenses actually incurred in enforcing the terms of the obligation and trustee's and attorney's fees not exceeding \$50.00 each) other than such portion of the principal as would not then be due had no default occurred and thereby cure the default.

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 as 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 the trustee's sale as follows: (1) To the expenses of the sale including the compensation of the trustee, and a reasonable charge by the attorney; (2) To the obligation secured by the trust deed; (3) To all persons having recorded liens subsequent to the interests of the trustee in the trust deed as their interests appear in the order of their priority; (4) The surplus, if any, to the grantor of the trust deed 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 pledgee, 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.

James F. Laws (Seal) Joseph L. Cooley (Seal)
Daphna Laws (Seal) Myrtle E. Cooley (Seal)
 STATE OF OREGON } ss.
 County of Klamath }

THIS IS TO CERTIFY that on this 6th day of May, 1966, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Joseph E. Cooley and Myrtle E. Cooley, husband and wife, and James F. Laws and Daphna Laws, husband and wife to me personally known to be the identical individual S. named in and who executed the foregoing instrument and acknowledged to me that they 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)

Notary Public for Oregon
 My commission expires: 11-18-66

Loan No. <u>7547</u>	STATE OF OREGON } County of Klamath } ss.
TRUST DEED	I certify that the within instrument was received for record on the <u>6</u> day of <u>May</u> , 19 <u>66</u> , at <u>3:42</u> o'clock <u>P.</u> M., and recorded in book <u>1-66</u> on page <u>4988</u> Record of Mortgages of said County.
<u>Joseph E. & Myrtle E. Cooley</u> <u>James F. & Daphna Laws</u> Grantor	(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)
TO FIRST FEDERAL SAVINGS & LOAN ASSOCIATION Beneficiary	Witness my hand and seal of County affixed. <u>Dorothy Rogers</u> County Clerk By <u>James F. Laws</u> Deputy
After Recording Return To: FIRST FEDERAL SAVINGS 540 Main St. Klamath Falls, Oregon	Fee \$3.00

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: William Ganong, 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.

31 First Federal Savings and Loan Association, Beneficiary
 by _____
 DATED: _____, 19 _____