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TRUST DEED

19.66 between August THIS TRUST DEED, made this 17th day of

HAROLD R. BURRITT AND MAXINE BURRITT, husband and wife

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 1, SOUTH SHORE Subdivision, less parcel described as follows:

Beginning at the most Easterly corner of said Lot 1; thence South 33 deg. 15' West a distance of 118 feet to the Southeasterly corner of said Lot 1; thence Northwesterly along the Southwesterly line of said Lot 1 a distance of 10 feet to a point; thence North 36 deg.51 East a distance of 119.6 feet, more or less, to the point of beginning.

which said described real property does not exceed three acres, together with all and singular the appurtenances, tenements, hereditaments, ronts, issues, profits, water rights and other rights, easements or privileges now or hereafter belonging to, derived from or in anywise apper-taining 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 wall-to-wall carpoing and line apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpoing and line leum, shades and built-in ranges, dishwashers and other built-in applances now or hereafter installed in or used in connection with the above described promises, including all interest therein which the granter has or may hereafter acquire, for the purpose of securing performance of the apparatus of the applances including all interest therein which the granter has or may hereafter acquire. each agreement of the grantor herein contained and the payment of the sum of FOUR THOUSAND DOLLARS AND NO/100THS

(\$4,000.00_____) Dollars, with interest thereon according to the torms 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 \$ 43,440______ commencing October 20,______ 1960___

This trust deed shall further secure the payment of such additional money, if any, as may be loaned hereafter by the beneficiary to the granthor or others having an interest in the above described property, as may evidenced by a more than one note, if the indebtedness secured by this trust evidence of the undebtedness of the beneficiary may credit payments are described part of another, as the beneficiary may elect.

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hole on holes in the beneficiary may credit payments included or another, any of said notes or part of any payment on one note and part of another, any of said notes or part of any payment on one note and part of another, any of said notes or part of any payment on one note and part of another, any of said notes or part of any payment on one note and part of another, any of said notes or part of any payment on one note and part of another, any of said notes or part of any payment on note and part of another, any of said notes or part of any poperty conveyed by this trust deed are berein that the said premises and property conveyed by this trust deed are against the claims of all persons whomoever. The grantor covenants and agrees to pay said note according to the terms thereof and, when due, all taxes, assessments and other charges lovied against is ald property; it keep and premises within six months from the data or hereafter constructed only premises within six months from the data or hereafter constructed only premises within six months from the data or interesting the deed and premises within six months from the data or interesting the data of the story of any payment of the story of promptly and in good workmanike manner any building or improve due, all costs incurred wherefort to allow beneficiary to inspect said property st all costs incurred on said property in good repair and pay, when due that the said property in sold proven the notice from beneficiary of such beneficiary within fitteen days after written notice from beneficiary of such beneficiary within diventises its keep all buildings and in correction and minore one of said property in good repair and to commit a suffer now or hereafter erected upon said property in good repair and improvements now or hereafter erected upon said property in more the norte or orbigations in a sum not less than the original princip companies acceptable to the bene-ficiary, and to deliver the original princip companies acceptable to the bene-ficiary and to deliv

obtained. In order to provide regularly for the prompt payment of add 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 (1/12th) of the to or obligation secured hereby, an amount equal to one-twelfneed to said property within each succeed-other charges due and payable withing statistic action of the tother agrees the same payable with respect to said action the same charged to the principal of this trust deed rominitiant of the rate and directed by the beneficiary, such sums to be credited to the rate sums to the context and the low of the beneficiary of the same so and the same shall be beneficiary, is the trust deed rominitiant of the neuron be charged to the principal of auch sums to be credited to the loss until required of the several purposes thereof and shall thereupon be charged to the principal of the beneficiary, the beneficiary, the sums so paid shall be and all by loan; or, as the in trust as a reserve account, without interest, to pay shall be predict taxes, assessments or either charges when they shall become due and payable.

premiums, taxes, assessments or other charges when they shall become due and payable. While the granics is to pay any and all taxes, assessments and other charges levied or assesse against said property, or any part thereof, before the same begin to bear interest and also to pay premiums on all insurance policies upon said property, such payments are to be made through the bear-ficiary, as aforesaid. The granics there of the statements thereof the said property is a session as shown by the statements thereof the insurance precludence of the representatives, and to charge abuilted by the collections of such taxes, assessments or other charges abuilted by inclusion of such taxes, assessments or other charge abuilted by insurance precludence of the representatives, and to charge bails required from principations of not to within with sums which muss to the principations of not to within the beneficiary responsible for failer to a defect in any in-ture written or for any loss or damage growing out of a defect in any in-turance policy, and the beneficiary hereby is such company and to apply any read, inclusions and solid by the such as the statements of a poly the summare receipts upon the obligations such on one of the there and in the sense to hold the beneficiary thereby is autocompany and to apply any read, insurance receipts upon the obligations readed by this trust deed. In routing the amount of the indeblemess for property and the strust deed. In full or upon sale or other acquisition of the property by the beneficiary after

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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 ust paid within ten days after such demand, the useridary upon demand, and it so ption add the amount of such deficit to the principal of the obligation secured hereby.

any as its option and the amount of such deficit to the principal of the obligation secured hereby. Should the granter that to keep any of the foregoing covenants, then the beneficiary may at its option earry out the same, and all fits expenditures there for shall draw interest at inc head of the secured by the lien of this trust deed, in the same and all fits expenditures there is a solution of the shall be repeated by the lien of this trust deed. In the same and the secure the state of the same and the secure and the same and the secure and the same and the same shall be repeated by the lien of the state deed, in the solution of the state of the state of the state of the same and the secure of the same and the secure and the secure and the same and the secure and the same and the secure and the secure and the same and the secure and the same and the secure distribution to the secure distribution to the the secure distribution to the secure distribution to the secure of the secure of the secure distribution to the secure distribution the secure of the secure of the secure distribution and the secure distribution the secure dis

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

It is mutually agreed that:

It is mutually agreed that: 1. In the ovent that any portion or all of said property shall be taken under the right of entenet domain or condemnation, the beneficiary shall have the right to commence, prozecute in its own name, appear and in or dorend any ac-tion or proceedings, or to make any compromise or setury portion of the noney's such taking and, if it so elects, to require that all are in excess of the amount re-payable as compensation for such taking, and attorney's fees necessarily paid or incurred by the granutor in such presenting, shall be paid to the beneficiary and applied by the first upcorted by the constant and expresses and attorney's fees necessarily paid or the indebtedness secured hereby; and the grantor sares, be in beneficiary in such proceedings, shall be paid to the grantor sares, be indebted by the second the indebtedness secured hereby; and the grantor sares, to the such compensation, be indebtedness and exceede such instruments as shall be necessary in obtaining such compensation, promptly upon the beneficiary request.

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shall be \$5.00. 3. As additional security, granutor hereby assigns to heneficiary during the continuance of likes truits all rents, issues, royalites and profits of the pro-trong of the security of the services in this paragraph is an additional security, granutor hereby assigns to heneficiary during the continuance of likes truits all rents, issues, royalites and profits of the pro-provide the security of the services and there and there are an additional security is and provide the security of the security is a secure of the secure of the secure the performance of any agreement here under granutor shall have the right to can be provided by this deed and profits earned prior to default as the fielary may at any rains. Upon any default by the granutor here under, the here the secure of the secure is a secure in the secure is a secure of the secure of the secure of the secure is a secure of the secure is a secure of the secure o



for sale supplied

and upon default by the y or in performance of any il sums secured hereby im-of written notice of default a trustee shall cause to be default and election to sell, ust deed and all promissory red hereby, whereupon the give notice thereof as then

before the date set or other person so this trust deed and nscs actually incurred is and attorney's fees be principal as would ourse the default to five days before 7. After default and the Trustee for the may

8. After the lapse of such time as may then be required by law following recordation of said notice of default and giving of said notice of sale, the the reordation of add notice of default and giving of said notice or a trustee shall sell said property at the time and place fixed by him in said of sale, either as a whole or in separate parcels, and in such order as he termine, at public auction to the highest bidder for cash, in lawful money United States, part moment by mublic announcement at such time and any por

e conclusive proof of the

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als in two thereof. Any person, at the same,
the beneficiary, may purchase at the same.
9. When the Trustee sells pursuant to the powers proving stee shall apply the proceeds of the trustee's sale as followers and the same second seco (1) To and a by the to the in the he trust the shall apply the proceeds of the trusters as expenses of the sale including the compensation conable charge by the attorney. (2) To the ob-it deed. (3) To all persons having recorded if rests of the trustee in the trust deed as their er of their priority. (4) The surplus, it any, to it d or to his successor in interest entitled to such

10. For any reason permitted by law, permitted by law, the beneficiary may not any or successors to any trustee named herein, or to any d hereunder. Upon such appointment and without con-trustee, the latter shall be vosted with all title, power trustee, the latter shall be vosted with all title, power veyance to the su and dutics conferi

11. Trustee accepts this trust when this deed, duly executed and acknow-deed 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 ny action or proceeding in which the grantor, beneficiary or trustee shall be a maty unless such action or proceeding is brought by the trustee.

y unless such action or proceeding is obtain by the definition of the second se asalgas. pledgee, herein. cullna g

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

(SEAL) (SEAL)

STATE OF OREGON County of Klamath

19 66 , before August 17 thday of_ THIS IS TO CERTIFY that on this Notary Public in and for said county and state, personally appeared the within named HAROLD R, BURRITT AND MAXINE BURRITT, husband and wife

to me personally known to be the identical individual named in and who executed the foregoing instrument

(DON'T USE THIS (DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUN-TIES WHERE USED.)

Fee 3.00

they executed the same freely and voluntarily for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have bereunic set my hand and affixed my notarial scal mar 1 Notary Public for Orego My commission expires: SEAL Loan No. 7623

STATE OF OREGON } ss.

I certify that the within instrument was received for record on the 18 , 19_66 day of August at 10:41 o'clock A M., and recorded in book M-66 on page 8354 Record of Mortgages of said County.

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Witness my hand and seal of County affixed.

By Gully

Dorothy Rogers ty Clerk

Deputy

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REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

DATED:

TRUST DEED

HAROLD R. BURRITT AND

TO

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

Alter Recording Rejurn To: FIRST FEDERAL SAVINGS 540 Main St. Klamath Falls, Oregon

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MAXINE BURRITT

The undersigned is the legal owner and holder of all indebledness secured by the foregoing trust d-ed. 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 statule, to cancel all ovidences of indebledness 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.

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First Federal Savings and Loan Association, Beneficiary

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