## TRUST DEED

63-1224 THIS TRUST DEED, made this 7. day of Cotober Allian B. Lamson and Arlone A. Lamcon, humbanl and wife . 1966 between

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:

The following described real property in Klameth County, Gregon:

A tract of land in ELNW, of Section 32. Township 39 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning on the Southerly line of the Klamath Falls-Ashland or Greensprings Highway at a stake which is South 135 feet and South 62° 22½ West 1122 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Moridian; thence South 62° 22½ West 187 along the Southerly line of said highway to an iron pin; thence South parallel with the West Line of said Section 32, 310 to a point; thence at right angles East to a point due South of the point of beginning; thence North parallel with the West line of said Section 33 to the point of beginning.

EXEEPTING THEREFROM the Easterly 30 feet.

which said described roal property does not exceed three acres, together with all and singular the appurtenances, tenements, hereditaments, issues, profits, water rights and other rights, easements or privileges new or hereafter belonging to, derived from or in anywise apparents, issues, profits, water rights and other rights, easements or privileges new or hereafter belonging to, derived from or in anywise apparents, issues, profits, water rights and irrigation teining to the above described promises, and all plumbing, lighting, heating, ventilating, increasing in place such as wall-to-wall carpeting and line apparents, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpeting and line apparents, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpeting and line apparents, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpeting and line apparents, equipment and fixtures, together with all any openitions, floor covering in place such as wall-to-wall carpeting and line apparents are all any openitions. Here are a such as a s

each agreement of the granter herein contained and the payment of the sum of Eight Thousand Four Hundred & no/100- = each agreement of the granter motion commence and the payment to the terms of a promissory note of even date herewith, payable to the (\$\frac{8}{400.00}\$) Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to the benefit that the payable in monthly insulinents of \$\frac{6}{5.1.2}\$. Commencing benefit that the payable in monthly insulinents of \$\frac{6}{5.1.2}\$.

This trust deed shall further secure the payment of such additional money, any, as may be loaned hereafter by the beneficiary to the grantor or others aving an interest in the above described property, as may be evidenced by a te or notes. If the indebtedness secured by this trust deed is evidenced by ore than one note, the beneficiary may credit payments received by it upon ye of said notes or part of any payment on one note and part on another, 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 herein that the said premises and that the grantor will and his heirs, free and clear of all necumbranees and that the grantor will and his heirs, the control of the said title thereto against the claims of all persons whomsoever.

executors and administrators shall warrant and defend his said title thereto executors and administrators shall warrant and defend his said title thereto against the claims of all persons whomsoever.

The granter covenants and agrees to pay said note according to the terms the property of the control of t

In order to provide regularly for the prompt payment of said taxes, assessments or other charges and insurance premiums, the grantor agrees to pay in the heneficiary, together with and in addition to the morthly payments of the heneficiary, together with and in difficult to the morthly payments of the role and payment of the control of the morthly payments of the role of the control of the con

while the granter is to pay any and all taxer, 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 precludes on all surance policies upon said property, each payments are to be incide through the beneficiary, as aforesaid. The metal the charges levied or improve against any and all taxes, assessments and other charges levied or improve against any and all taxes, assessments or other charges and the payments and property in the amounts as shown by the sastements that for turnished said property in the amounts shown on the standards submitted by the collector of such the amounts shown on the standards submitted by insurance premiums. The property is the property in the insurance colors or their representatives, and for the may be required from principal of the control of the property in the colors of the property in the

default, any balance remaining in the reserve account shall be credited to the in-littedness. If the reserve account for taxes, assessments, insurance premiums and other charges is not sufficient at any time for the payment of such charges and 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 and its option add the amount of such deficit to the principal of the obligation secured hereby.

Should the granter fall to keep any of the foregoing covenants, then the beneficiary may at its option carry out the same, and all its expenditures the beneficiary may at its option carry out the same, and all its expenditures the for shall draw interest at the rate specified in the note, shall be repayable the granter on demand and shall be secured by the lien of this trust deed, the granter on the confection of the beneficiary shall have the right in its discretion to complete the confection of the confection

property as in its sole discretion it may deem necessary or advisable.

The erantor 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 other costs and expenses of the trustee incurred in carection with or in enforcing that defend any action or proceeding purport of the security appear for the rights or powers of the benefit trustee; and attorney's fees in a costs and expenses, including cost of evidence of the right and attorney fees in a costs and expenses, including cost of evidence of the cost of the proceeding in the proceeding the proceeding the proceeding the proceeding to the proceeding the proceeding the proceeding to the proceeding the proceeding the proceeding to the proceeding the proceeding the proceeding the proceeding to the proceeding the proceed

The beneficiary will furnish to the granter 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:

1. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, the heneficiary shall have the right to commence, prosecute in its own name, pear in or defend any action or precedings, or to make any compromise or etitlement in connection with the or proceedings, or to make any compromise or any portion of the money's such taken and, if it so cleets, to require that all or any portion of the money and the second constant of the proceedings, and the granter in such proceedings, shall be paid to the heneficiary and applied by it first upon any read the proceedings, shall be paid to the heneficiary fers necessarily paid or incurred by the heneficiary in such proceedings, and the fees necessarily paid or incurred by the heneficiary in such proceedings, and the shalmon applied upon the indebtedness secured hereby; and the granter agree that its own expense, to take such actions and execute such instruments as shall to necessary in obtaining such compensation, promptly upon the beneficiary's request.

shall be \$5.00.

3. As additional security, grantor hereby assigns to henciclary during the continuance of these trusts all rents, issues, royalties and profits of the perty affected by this deed and of any personal property located thereon. This prantor shall default in the payment of any indebtedness secured hereby on the performance of any agreement of any agreement of any agreement of the performance of any agreement of the profits and profits carned prior to default as they became due and payable. Upon any default by the grantor included the becked all such rents, less they have been such as they are the profits of the prof

(SEAL)

County Clerk

deed or to his successor in interest entitled to the successor in interest entitled by law, the beneficiary may fretime appoint a successor or successors to any trustee named herein successor trustee appoint interested. Upon such appointment and weymer to too errord upon any trustee; the latter shall be vested with all the successor of the successor trustees the latter shall be vested with all the district of the successor trustees and trustees, the latter shall be vested with all the and on the successor trustee and expenditude the successor trustees. The successor trustees are the successor trustees, and the successor trustees. 7. After default and any time prior to five days before the date set the Trustee for the Trustee's sole, the grants, or other person so lieged may pay the entire amount then due under to be being to deed and obligations secured thereby (including costs and expenses sectually incurred enforcing the terms of the obligation and trustee's and attorney's few exceeding \$50.00 each) other than such portion of the principal as would then be due had no default occurred and thereby cure the default. 11. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record, as provided by two. 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, hures to the benefit of, and binds all partics hereto, their heirs, legaters devisees, ad alitators, executors, successors and assigns. The term "beneficiary" shall man the holder and owner, including pledges, of the note secured hereby, whether or not named as a beneficiary herein. In constraining this deed and whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. 8. After the lapse of such time as may then be required by law following the recordation 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 saie, either as a waid notice of said property by while, at bidder for each, in lawful money of the Universities of said property by while announcement at such time and pince of said property by while announcement at such time and pince of said property by while announcement at such time and pince of said property by while announcement at such time and pince of said property by while announcement at such time and pince of said property by while announcement at such time and pince of said property by while announcement at such time and pince of said property by while announcement at such time and pince of said property by while announcement at such time and pince of said property by while announcement at such time and pince of said property by while announcement at such time and pince of said property by while announcement at such time and pince of said property by while announcement at such time and pince of said property by while announcement at such time and pince of said property by while announcement at such time and pince of said property by while announcement at such time and pince of said property by while announcement at such time and pince of said property by while announcement at such time and said and time time and ti IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal the day and year first above written. Willow & Ramson Chilene On Jamen (SEAL) STATE OF OREGON ss. County of Klamath day of October , before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named William B. Lamson and
Arlene A. Lamson, 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 Notary Public for Oregon My commission expires: (SEAL)  $\begin{array}{c} \text{STATE OF OREGON} \\ \text{County of Klamath} \end{array} \} \ \text{ss.}$ Loan No. 7668 TRUST DEED I certify that the within instrument day of October , 19 66, at 10:100'clock A.M., and recorded (DON'T USE THIS SPACE; RESERVED FOR RECORDING in book M66 on page 9935-36 Record of Mortgages of said County. TIES WHERE TO USED.) Witness my hand and seal of County FIRST FEDERAL SAVINGS & affixed. LOAN ASSOCIATION Dorothy Rogers After Recording Return To:
FIRST FEDERAL SAVINGS
540 Main St. '
Klamath Falls, Oregon By Cynthia Composer

## REQUEST FOR FULL RECONVEYANCE

\$3.00 Fee

To be used only when obligations have been paid.

,	O: William Ganong
	<sup>ame.</sup> First Federal Savings and Loan Association, Beneficio

DATED: