

M. J. 10108

## 66-212

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WITNESSETH:

Lot 15, Skyline View, according to the official plat thereof,  
on file in the records of Klamath County, Oregon

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 all premiums on all insurance policies upon said property, such payment and payment of premiums on all insurance policies, as aforesaid, hereby authorizes the beneficiary to pay any and all such taxes, assessments and other charges levied or imposed upon any and all property in the amounts as shown by the statements furnished by the collector of such taxes, assessments and other charges, and to pay the insurance premiums in the amounts shown on the statements submitted by the insurance company to their representatives, and to charge said sums to the principal of the loan or to withdraw the same which may be available from the reserve account, if any, established for the purpose of the insurance policy, in no event to hold the beneficiary liable for failure to have any insurance written or to pay the amounts of damage growing out of a defect in any insurance policy, and the beneficiary hereby is authorized, in the event of such loss, to compromise and settle with any insurance company and to apply any such insurance receipts upon the obligations due thereunder to the satisfaction in computing the amount of the indebtedness for payment and satisfaction in computing the amount of the principal of the property by the beneficiary after the acquisition of the property by the beneficiary after

3. As additional security, grantor hereby assigns to beneficiary during the continuance of these trusts, rents, issues, royalties and profits of the real property and of these trusts and of any personal property located thereon. Until the said rents, issues, royalties and profits are received by beneficiary or if beneficiary shall default in the payment of any indebtedness secured hereby, or in the performance of any agreement hereunder, grantor shall have the right to collect the said rents, issues, royalties and profits earned prior to default as they accrue and to apply the same to the payment of the said indebtedness. If beneficiary neglects to collect all such rents, issues, royalties and profits due and payable by the grantor hereunder, the beneficiary shall be deemed to have defaulted by the grantor hereunder, and the 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 said security, or the indebtedness hereby secured, enter upon and take possession of said property, or any part thereof, in its own name and collect the same of said rents, issues and profits, including the same then 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 may be determined by the court.

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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. 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 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 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 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.

*Louie I. Dixon* (SEAL)

*Mary N. Dixon* (SEAL)

STATE OF OREGON }  
County of Klamath } ss.

THIS IS TO CERTIFY that on this 13 day of October, 1966, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Louie I. Dixon and Mary N. Dixon 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.

*Mary E. Steward*  
Notary Public for Oregon  
My commission expires: 8/16/69

(SEAL)

Loan No. <u>7669</u>
<b>TRUST DEED</b>
<u>Louie I. Dixon</u>
<u>Mary N. Dixon</u> Grantor
TO
FIRST FEDERAL SAVINGS & LOAN ASSOCIATION
Beneficiary
After Recording Return To:
FIRST FEDERAL SAVINGS
540 Main St.
Klamath Falls, Oregon

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 13 day of October, 1966, at 4:30 o'clock P.M., and recorded in book M-66 on page 10109-109 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

*Dorothy Rogers* County Clerk  
By *Jan Stewart* Deputy

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.

16 First Federal Savings and Loan Association, Beneficiary

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