

THIS TRUST DEED, made this <u>31</u> day of <u>May</u> 19 68 between JAMES F. HARGROVE, and BONNIE L. HARGROVE, 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; 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 27, GRACE PARK, Klamath County, Oregon

which said described real property does not exceed three acres, together with all and singular the appurtenances, tenements, hereditaments, rents, issues, profits, water rights and other rights, assements 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, tefrigerating, watering and in-apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpeting and ino-apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpeting and ino-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 premises, including all interest therein which the granter has or may hereafter acquire, for the purpose of securing performance of described premises, including all interest therein which the granter has or may hereafter acquire. For the purpose of securing performance

each agreement of the granter herein contained and the payment of the sum of FOUR THOUSAND FIVE HUNDRED AND NO/100-

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described premises, including all interest therein which the granter has or may hereafter acquire, for the purpose of security preformance of according to the granter herein contained and the payment of the sum of <u>POUR THOUSAND FIVE HUNDRED AND NO/100-</u>. (6, 4, 500.00) bolters, with interest theorem according to the terms of a promiseory note of even date, brought, payable to the beneficity or order and made by the granter, plincipal and interest being payrothe transferred in the source of the beneficity may even be defined by the transferred in the source of any payment of such defined by the transferred in the source of any payment of such additional more, any of and note or parts of any payment of such additional more, any of and note or parts of any payment of such additional more, any of and note or parts of any payment of such additional more, any of and note or parts of and promoting to the transferred in the source of any payment of and the source of any payment of such additional more, any of and note or parts of any payment of and the source of any payment of and the source of the beneficity may effect. The source and promoting the source and promoting the source and pay of the foreign and any the source and pay of the foreign and any the source and promoting the s

obtained. In order to provide regularly for the prompt payment of said taxes, assess-ments or other charges and insurance premiums, the grantor agrees to pay to the beneficiary, together with and in adding of the note or obligation secured principal and interest payable under with (1/3kth) of the taxes, assessments and hereby, an amount equal to one the respect to said property within each aucceeding other charges due and proton with respect to said property within each aucceeding ing twelve monthe, at to said property within each aucceeding three beneficiary, that sums to be credited to the principal decided by required for the lower and the order of and shall thereupon be charged on the principal of the several purposes thereof and shall thereupon be charged on the held by the beneficiary in twe as a reserve accurate, without interest, to pay said premiums, taxes, assessments or other durges when they shall become due and payable.

when the stars, lassesaments or other charges when they that become due and payable. While the granior is to pay any and all taxes, assessments and other charges level or assessed against said property, or any part thereof, before the same begin to hear interest and also are to be made through the beac-poiledes upon said property, such property withouts the beneficiary to pay ficiary as aforesaid. The granior proceeds utilorizes the beneficiary to pay ficiary as a foresaid. The granior beaches are to be made through the beac-poiledes upon said property, such proceeds utilorizes the beneficiary to pay ficiary as a foresaid. The granior beaches and the starting the statements thereof turniherd and property in the succents are seened to or the statements thereof turniherd in the succents are seened to or the statements thereof turniherd the factorize of the the representatives, and to charge and sums to the principal of the bone the representatives, and to charge and sums to the principal of the bone first representatives, and to charge and sums to the reserve account if any, established for that purpose. The granice arrives are in no event to for any loss of damage growing out of a nary and to apply any summe policy, and the beneficiary hereby is authorized, in the event of any sum to boling thom success for paying and to apply any to be interance correly supon the obligations secured by the and satisfaction in acomputing the amount of the indeltificies for paying and to apply any full or upon sale or other acquisition of the property by the beneficiary after full or upon sale or other acquisition of the property in the states and full or upon sale or other acquisition of the property and to apply any full or upon sale or other acquisition of the property in the satisfaction in the indentification in the states of the satisfaction in the states

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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 beneficiary shall have under the right of eminent domain or condemnation, the beneficiary shall have the vertice of the state the vertice of the state of the state of the state of the state of the the vertice of the state of the state of the state of the state of the the vertice of the state of the state of the state of the state of the the state of the part of the state of the part of the state of the part of the state of the the state of the the state of the the state of the sta

be necessary in obtaining such compensation, creater such instruments as shall request. 2. At any firm and from time to time upon written request of the beneficiary's dorsement (in case of test and presentation of this deed such that for em-ficiary, payment of its fees and presentation of this deed such that for em-ficiency, payment of its fees and presentation of this deed such the trusts of instantiant (in case of test) presentation of the deed such that for the consent to the making and restriction threeno, (c) join in any subordination any easements or creatificating this deed or the lien or charge hereoit; (d) reconvey, without warranity for any matter of the property. The grantize in any reconvey without warranity and restriction threenons legally entitled thereic, and the interview of any matters or fasts shall be conclusive proof of the truthfulness thereof. Trustee's fees for any of the services in this paragraph shall be \$3.00.

truchulares thereof, arusees ices for any of the services in this paragraph and be \$5.00. 3. As additional security, grantor hereby assigns to beneficiary during the continuance of these trusts all rents, issues, royaliles, and profils of the pro-berty affected by this deed and of any personal property focated hereby or in the performance of any arrowing indebitedness security rights are the become due and payable. Upon any default by the grantor hereunies, the here-ficiary may at any threat provide the property of the security of the performance of any arrowing the security of the the performance of any arrowing the security of the the performance of any arrowing the security of the the sector and the sector and the sector of the sector o 30

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ATED:		<u>)</u>	
A TED	First Federa	al Savings and Loom Association, Beneficiary	
ave been fully paid and satisfied. You hereby aro dir ursuant to statute, to cancel all evidences of indebtedr	ess secured by said truet deed (w	egoing trust deed. All sums secured by sold trust deed ums owing to you under the terms of sold trust deed or which are delivered to you herewith together with sold I sold trust deed the estate now held by you under the	
REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid.			
FIRST FEDERAL SAVINGS 540 Main St. Klamath Falls, Oregon	Fee 3.00	By Lieves Cy County Clerk	
FIRST FEDERAL SAVINGS & LOAN ASSOCIATION Beneficiary After Recording Return To:	USED.)	Witness my hand and seal of County allized. Dorothy Rogers	
Grantor TO	(DON'T USE THIS Space, reserved For recording Label in Coun. Tes Where	day of June 19.68, at 2:43. o'clock P. M., and recorded in book M-68 on page 5357 Record of Mortgages of said County.	
TRUST DEED		I certify that the within instrument <b>17</b> was received for record on the <b>17</b> day of June <b>19</b> <u>68</u> ,	
Loan No		STATE OF OREGON SS.	
IN TESTIMONY WHEREOF, I have hereunto set m	Jame	Seal the day and year last above written.	
o me personally known to be the identical individual . they executed the same freely and voluntarily to	9. named in and who executed t the uses and purposes therein e	edJAMES.F. HARGROVE - AND BONNIE	
STATE OF OREGON , , , , , , , , , , , , , , , , , , ,	ofMay		
	방법에 앉아 가슴 가슴 가슴을 가슴을 가 다 가슴을 다 다 못하는 것을 가져야?	159 Haufere (SEAL) nie & Har grove (SEAL)	
5. After the lapse of such time as may then be required he recordiation of said notice of default and giving of said r rustee shall sell said property at the time and place fixed by of said, either as a whole or in separate parcels, and is such or ormine, at public auction to the highest bidder for each, in la littled Blatce, payable at the time of said. Trustee may post any portion of said property by public announcement at such ale and from time to this thereafter may postpone the s IN WITNESS WHEREOF, said grantor h	Contract the second state of the	nd applies to, inures to the benefit of, and binds all parties rs, legatees devises, administrators, executors, successors and m "breneficary" shall mean the holder and owner, including note secured hereiy, whether or not named as a beneficiary uing this deed and whenever the context so requires, the mas- ludes the feminine and/or neuter, and the singular number in- nd seal the day and year first above written.	
n enforcing the terms of the obligation and trusted's an lot exceeding \$50.00 each other tims such portion of the p bot then be due had no default occurred and thereby cure 8. After the lapse of such time as may then be require he recordistion of said notice of default and giving of said r rustee shall sell said property at the time and place fixed by varies them as where or more the time and place fixed by	1 attorney's fees ledged is made a incipal as would to notify any pan the default. any action or pro- party unless suc otics of sale, the 12. This de uim la said notice hereto, their heir	accepts this trust when this dead, duly executed and acknow- public record, as provided by law. The trustee is not oblighted ry hereto of pending sale under any other dead of trust or of occiding in which the grantor, beneficiary or trustee shall be a h action or proceeding is brought by the trustee. ed applies to, inures to the benefit of, and binds all parties rs, legates devises, administrators, executors, successor and	
inter and documents evidencing expenditures secured hereb rustees shall fix the time and place of sale and give notic equired by law. 7. After default and any time prior to five days bel y the Trustees for the Trustee's sale, the grantor or privilinged may pay the entire amount then due under this he obligations secured thereby (including costs and expenses an enforcing the terms of the obligation and trustee's an old executing 550.00 each) other than such portion of the r old executing 550.00 each) other than such portion of the r other be due had no default occurred and thereby cure	other person so trust data set county or countie proper appointme	appointed nerounder. Upon such appointment and without con- ccessor trustee, hie latter shall be vested with all title, powers and subsitution shall be made by written instrument executed ry, containing reference to this trust deed and its place of nen recorded in the office of the county clerk or recorder of the is in which the property is situated, shall be conclusive proof of ent of the successor trustee.	
6. Time is of the essence of this instrument and upo rankor in payment of any indebtedness secured hereby or in p greement, herounder, the beneficiary may declare all sums a mediately due and payable by delivery to the trustee of writter and decidon to sell the trust property, which notice trustes the beneficiary shall deposit with the trustee the trust hered here beneficiary shall deposit with the trustee the trust hered totes and documents evidencing expenditures accured hereb rustees shall in the time and place of sale and give notice equired by law.	notice of default 10. For an shall cause to be time appoint a s	y reason permitted by law, the beneficiary may from time to uccessor or successors to any trustee named herein, or to any	
5. The grantor shall notify beneficiary in writing of ract for sale of the above described property and furmish orm supplied is with such personal information concerning yould ordinarily be required of a new ioan applicant and shr i \$4.00 service charge.	any sale or con- beneficiary on a the purchaser as il pay beneficiary trust dee shall ap the expenses of reasonable charge	rry, may purchase at the sale. In Trustee sells pursuant to the powers provided herein, the pity the proceeds of the trustee's sale as follows: (1) To the sale including the compensation of the trustee, and a e by the attorney, (2) To the obligation secured by the To all persons having recorded Hens subsequent to the trustee in the trust deed as their interests appear in the forly, (4) The surplus, if any, to the granter of the trust successor in interest emittied to such surplus.	
4. The entering upon and taking possession of sold proprior such rents, issues and profits or the proceeds of fire and of less or compensation or awards for any taking or damage of he application or release thereof, as aforesaid, shall not cure auit or notice of default hereunder or invalidate any act.	the property, and perty so sold, bu or waive any do-recitals in the d done pursuant to truthfulness there	ie time fixed by the precoding postponemont. The trustee shall rchaser his deed in form as required by law, conveying the pro- it without any covenant or warranty, express or implied. The ced of any matters or facts shall be conclusive proof of the sof. Any preson, excluding the trustee but including the grantor try, may purchase at the sale.	

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