

OF 1977
FRIEDLAND

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DEED OF TRUST

This Deed of Trust, made this 10th day of December, 1959

between JAM ROBINSON and ELIZABETH M. ROBINSON, husband and wife,

as grantor

whose address is 4035 Irvington Place

Elmwood Falls,

State of Oregon

Transamerica Title Insurance Co., a corporation

as Trustee and

WARD BROWN, INC.

as Beneficiary

Witnesseth That Grantor hereunto GRANTOR, HANCIANA, BEITA and CONVEYED TO TRUSTEE IN TRUST, WITH POWER OF SALE, THE PROPERTY IN ELMOOD FALLS, County, State of Oregon, described as:

Lot 10, in Block 1, in FIRST ADDITION TO ELMWOOD HANCIANA, Elmoood County, Oregon.

Together with all the tenements, hereditaments, and appurtenances now or hereafter thereto belonging or in any way appertaining, the rents, issues, and profits thereof, HOWEVER, in the right, power, and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits.

TO HAVE AND TO HOLD the same, with the appurtenances, unto Trustee. The above described property does not exceed three acres.

For the purpose of securing performance of such agreement of Grantor herein contained and payment of the sum of \$12,000.00, with interest thereon according to the terms of a promissory note, dated December 15, 1959, payable to Beneficiary or order and made by Grantor, the said payment of principal and interest thereof, if not money paid, shall be due and payable on the first day of January, 1960.

1. Payment is reserved to pay the debt in whole or in an amount equal to two or more monthly payments on the condition that any debt due on the first day of any month, when in arrears, provided, however, that within fifteen (15) days after the date of such payment is given at least thirty (30) days prior to payment) and without notice of an intention to exercise such privilege is given at least thirty (30) days prior to payment) and provided further that in the event this debt is paid in full prior to maturity and at that time it is deemed under the provisions of the National Housing Act, all interest due for the payment of such principal, interest, and charges, shall be waived and the balance of the debt secured hereby be adjusted to conform to the actual and current balance to pay to the holder of the note secured hereby on the maturity date of such note. (1/1) of the original principal amount thereof, except that in no event shall the prevailing charge of one per centum (1%) of the original principal amount thereof, which would have been payable if this deed of trust were made, be waived or reduced. The amount of such charge shall be payable to the holder of the note and the same shall be due and payable to the holder of the note on the maturity date of the note and the same shall be due and payable to the holder of the note on the maturity date of the note.

2. Grantor agrees to pay to Beneficiary in addition to the monthly payments of principal and interest payable under the terms of said note, on the first day of each month, until said debt is fully paid, the following sum:

100.00

