58206 Vol. M7/ rago 11742 RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO Harry R. Deter 43245 Starr Freemont, Oregon 94538 SPACE ABOVE THIS LINE FOR RECORDER'S USE **DEED OF TRUST AND ASSIGNMENT OF RENTS** October This Deed of Trust, Made this 19th day of Between Patricia L. Deichler, an unmarried woman 19th whose address is 8220 Vincetta Drive, \$35, La Mesa, California 92041
(Number and Street) (Zone) TRANSAMERICA TITLE INSURANCE COMPANY, a California corporation, herein called TRUSTEF, and HARRY P. DITTER, a widower , berein called BENEFICIARY Witnesseth: That Trustor irresocably GRANTS, TRANSFERS AND ASSIGNS to TRUSTLE IN TRUST WITH POWER OF SALE, that tend County of Klamath Oregon, described > Lot 7 in Block 7 of KLAMATH FALLS FORTET ESTATES HIGHWAY 66 UNIT PLAT NO. 1, C Klamath county, Gregon. thereof, and shall be evidenced by a promissory note reciting that it is secured by this Deed of Trust.

BY THE EXECUTION AND DELIVERY OF THIS DIFIG OF TRUST and the note secured bereby the parties hereto agree that there are adopted and included herein for any and all purposes by reference as though the same serie written in full herein the provisions of Section A, including paragraphs 1 through 6 thereof, and of Section B, including paragraphs 1 through 14 thereof, of that certain firthious Deed of Trust recorded in the offices of the County Recorders of the following counties of the State of California on June 24, 1964, unless otherwise indicated by \* or \*\*, in the reels and images, or books and pages designated after the name of each county: COUNTY (SEES) CPACE COUNTY THOOR I PAGE COUNTY THINK I THAT COUNTY IMMETERS \*\*COUNTY CHOICE (FRACE)\*\*
\*\*Imperial 1186 330
\*\*Inyo 164 645
\*\*Kern 3738 710
\*\*Kings 855 973
\*\*Lake 431 195
\*\*Lassen 190 320
\*\*Los Angeles T3770 85
\*\*Madera 906 449
\*\*Martin 1828 333
\*\*Maritisma 89 589
\*\*Mendocino 662 593
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\*\*Me COUNTY (1800X147652)
Alameda 1240 748
Alpine 2 468
Amador 131 427
Butte 1320 300
Calaveras 183 562
Colusa 322 254
Contra Costa 4645 442
Del Norte 100 35
El Dorado 695 663
Fresno 5026 525
Glenn 467 189
\*Humboldt 793 510 \*\*Modic 190 443
\*\*Modic 190 443
\*\*Mone 68 401
Monterey 345 382
Napa 701 190
Nevada 359 239
\*\*Orange 7104 551
Placer 1020 84
Plumas 166 377
\*\*Riverside 3730 384
Sarramento 4995 786
San Benito 299 128
\*\*San Bernardino 6177 565 COUNTY 1000K1 (\*\*\*)
\*San Diego See Nuise
\*San Fiancisco Az 79 328
\*San Josquin 2836 313
\*San Luis Olispo 1303 339
\*San Mattes 423 424
\*Santa Barbara 2056 1120
\*Santa Clara 6554 126
\*Santa Crur 1626 236
\*Shasta 793 479
\*Sieriza 37 473
\*Siekiyou 504 665
\*Solano 1277 522 Sonoma Stanislaus Sutter Tehama Teinity Tulare \*Tuolumne \*Ventura Yolo Yuha Fresno Glenn \*Humboldt A copy of said provisions so adopted and included herein by reference is set forth on the reverse hereof. THE UNDERSIGNED TRUSTOR REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE HEREUNDER BE MAILED TO HIM AT HIS ADDRESS HEREINIEFORE SET FORTH. Patricia L. Deichler On Entre 26 19.11 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Patricia I.a Deichler STATE OF CALIFORNIA COUNTY OF San Diego Allock ESVERLY J. SULLOGY. Hetery Public in and for the State of California My Commission Espires December 7, 1971 BUYERRY J. BULLOCK Metern Federal Lan soo relave

A. To protect the security of this Deed of Trust, Trustor agrees:

1. To keep said property in good condition and repair; not to remove or demolish any buildings thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials humshad therefor; to comply with all laws affecting building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials humshad therefor; to comply with all laws affecting building act upon said property or requiring any afterations or improvements to be made thereon; not commit or permit waste thereof; not to commit, suffer or permit any act upon said property or requiring any act upon said, property or requiring any act upon said, property or requiring any act upon said property or requiring any act upon said.

2. The results mainly act upon said and act upon said property or restored and act upon said property or requiring any act upon said pr

violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary and determine, or at option of Beneficiary the entire amount so collected or any part may be related to Trustor. Such application or release shall not cure or waive any dealut or notice of details thereunder or invalidate any act done pursuant to such order, thereof may be released to Trustor. Such application or release shall not cure or waive any detail to release the first of the related to the proceeding purposing to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses of this and attorney is fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee and tens, with nativest, on said property or any part thereof, which appear to be prior or superior hereio; all costs, tres and expenses of this Trust.

5. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof at the same rate as is provided for in the note secured by December of Trust or at the rate of seven per cent per annum whichever be the greater rate with interest from date of expenditure.

6. Should Truster fail to make payment or to do any act as herein provided, then Beneficiary or Trustee, but without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extern as either m

B. It is mutually agreed that:

1. Any award of damages in connection with any such taking or conformation, or for injury to the properts by reason of public use, or for damages for private trespass or injury thereby, it assigned and shall be paid to Beneficiary a structer occurry for all obligations setured bereby trevering unto the Taustor, however, the right to sue thereby and the owner-thereby, it assigned and shall be paid to Beneficiary described by the same as such further occurry, or apply or release the same in the same manner and such the same effect as above provided for disposition of proceeds of tire or other insurance.

2. By accepting payment of any sum socured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of "Il other same so secured or so declare detail for failure so to pay.

3. As any time of from time to it since, and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness socured ferreby, and without affecting the personal liability of any person for payment of the indebtedness socured ferreby on all property remaining subsect hereics, and without the necessity presenting the value or any parton thereof of the property affected by the Truste's action be credited on the indebtedness, the Trustee may: (a) reconvey all or any part of said property; the convert to the making and recording, or either, of any map of plan trustee's action be credited on the indebtedness, the Trustee may: (a) point of consent to the making and recording, or either, of any map of plan trustee's action be credited on the indebtedness, the Trustee may: (a) point of consent to any extension agreement subsidinating the large, neumbrance of the property of any part thereof; (b) on in granting any resement thereon, (d) point of consent to any extension agreement subsidinating the large, neumbrance of the prop

of charge hereof.

I Upon written request of the Bunchelary, and upon surrender of this Deed of Trust and all notes secured hereby to the Truster for cancellation, and upon payment of its fees and charges, the Truster shall reconvey, without warranty, the property then subject hereto. Any reconveyance, whether full or partial, may be made in terms to the person or persons legally emitted thereto."

legally entitled thereto.

5. As additional security, Trustor breeby gives to and confers upon Heneficiary the right, power and authority during the continuance of these Trusts, to collect the rents, assures and profests, reserving unto Trustor the right, proof to any default by Trustor in payment of any authorities secured breeby or in performance of any agreements here and expendent such certain, assures and profests as their sent such certain, assures and profests as their sent presents here are the respective to be appointed by a court, and without regard to the adequacy of any security for the indebtedires better by security and take possession of stand property or any part thereof, in his own name use for an otherwise collects make raths, assures and profest, networks, the collection, including reasonable attorney's fees, upon any such details, and such care as therefore early profest and the profest make raths and the application of such reterms of the centering upon and take possession of said property, the collection of such reterns, and the application thereof as adversard, shall not enter or waive any detail to restrict a sound reterns, and the application thereof as adversard, shall not enter or waive any detail to restrict a sound or such collection. The trustor in resument of any indebtedires secured between the collection of such reduct.

8. From details to Trustor in resument of any indebtedires secured beauty in the experiment.

operation and sollection, including reasonable attorney's fees, upon any studies discussed bereby, and in such corder as Between my detailing about the entering seem and taking prosperty, the collection of such tents, assert and profits and the application thereof as attorned, shall not out or war any detail or notice of default bereander of invalidate any art done parameted to such feature.

5. Upon default by Trustor in parameted of any indebtredness secured bereby as in the performance of any agreement betweender, all song around bereby shall simulated between the and upon worten request of Brierricairs, the Trustee chail will for lasted money of the United Mates, the property then subject to this deed of trust, as a whole of inseparate parents, at license, and upon worten request of Brierricairs, the Trustee chail will for lasted money of the United Mates, the property then subject to this deed of trust, as a whole of inseparate parents, at license and upon worten request of Brierricairs, the Trustee Collection of the School of the

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To obtain either a partial Reconveyance or a Subordination Agos ment, this Deed of Trust, together with the note secured berely, must be presented to the Trustee for endorsement, accompanied by either a Request for Passes Reconveyance or a Subordination Agreement, as the case may be, and Trustee's fee. may be, and armount a sec.

To obtain a full Reconveyance of this Deed of Trust, present to the Trustee this request properly executed, the Deed of Trust, the original note secured by said Deed of Trust and any other evidence of indebtedness secured thereby, together with reconveyance fee.

REQUEST FOR FULL RECONVEYANCE foregoing Deed of Trust, which was recorded in Book Page of Official Records of the County of several several several county of You are hereby notified that said note and all other sums and indebtedness secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed upon surrender to you of said note, Deed of Trust, and evidence of any other indebtedness secured thereby, for cancellation and retention, and upon payment to you of any sums owing to you under the terms of said Deed of Trust, to reconvey, without warranty, to "the person or persons legally entitled thereto," the estate now held by you thereunder.

Mail reconveyance to this address: Signed: Received reconveyance: .....

STATE OF OREGON; COUNTY OF KLAMATH: ss. this 10th day of November A. D., 1971 at 11:07 o'clock A.M., and duly recorded in Vol. M71 , of Mtgs. on Page 11742

By Camelian anofolog Fee \$3.00

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Federal Land

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