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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:

I Lot 6 in Block 9 of THIRD ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.

which said described real property does not exceed three acres, together with all any singular the appartenances, tenemanic hereditaments, rents, issues, profits, water rights and other rights, easements or privileges now at Excepter belonging to, derived from or in anywise agreements, issues, profits, water rights and other rights, easements or privileges now at Excepter belonging to derived from a water and in grant and in a water and an early an excepted premises, together with all awainings, veneture and introduced the proposal and in a second premises, including all interest therein which the grantor has or say hereafter acquire, for the proposal participants of each agreement of the grantor herein contained and the payment of the sum office of the sum office.

seach agreement of the granter herein contained and the payment of the sum office/100.

126.600.00.1 Dollars, with interest thereon according to the terms of a promisery note of even date despending payable in monthly installments of \$100.000.000.1 Dollars, with interest thereon according to the terms of a promisery note of even date despending payable in monthly installments of \$100.000.000.1 Dollars, with interest the payment of such additional money.

This treat deed shall further secure the payment of such additional money if any, as may be install hereafter by the beneficiary to the granter of others in the shade described property, as may be stifted to the beneficiary in the shade described property, as may be stifted to the beneficiary may credit payments received by it upon more than one note. If the indebtedness secured by this trust deed in evidenced by a trey become day, the granter shall pay the sleftest to the beneficiary may credit payments received by it upon more than one note. It has been destined by a state state of any payment on one note and part on another, as the beneficiary may receil to payments received by it upon more than one note. It has not the principal of the more than one note. It has not the payment of the payment

the beneficiary may elect.

The grantor hereby covenants to and with the trustee and the beneficiary for that the said preniers and property conveyed by this trust deed are and clear preniers are that the grantor will and his horse and clear definition for any averant and defend his said title thereto not the claims of all persons whomesever.

The grantor exercises shall warrant and defend his said title therete sgainst the claims of all persons whomeover.

The grantor exercisants and agrees to pay said note according to the terms thereto and, when due, all taxes assessment and other charges levied against the dod, when due, all taxes assessment and other charges levied against said properly to keep said properly from all concumirances having presidence over this titus feed to complete all buildings in course of construction or hereafter construction and the complete and buildings in course of construction promptly and in good matter and the construction and promptly and in good matter and the construction of the construction and promptly and in good may be damaged or destroyed and pay, when due, all costs incorred therefore to allow beneficiary to inspect and president of the construction of the promptly of the promptly

obtained.

In order to provide regularly for the prompt payment of said taxes, assessments or other charges and insurance premiums, the grantor agrees to pay to the beneficiary, together with and in addition the note or obligation secured principal and interest payable under the terms the note or obligation secured principal and interest payable under the terms to the note or obligation secured principal and interest payable under the terms of the note or obligation secured other charges due and payable with respect to said property within each succeeding twelve months, and also one-thirty within each succeeding three years while payable with respect to said proxy within each succeeding three years while payable with respect to said proxy within each succeeding three years while payable with respect to said proxy within each succeeding three years while such sums to be credited of the principal of the loan until required for such as a stimated and directed by the beneficiary such as more than the response to the principal of the loan until required for the several purposes thereing of the beneficiary, the sums so paid shall be the premium, taxes, assessments or other charges when they shall become due and payable.

While the securic to the principal of the principal of the securic due to the promium, taxes, assessments or other charges when they shall become due the promium.

ring as its openion and the solid property of the toragoing accordance, then the foliation arranged to greater full to keep any of the toragoing accordance, then the foliate into a literature there have bright for a between at the state specified in the bests, asked for spingstake by for stand forms between and shall for senging by the tion of the five trial sheet. It is greater on demand and shall for senging by the tion of the five trial sheet. It is sometimes the form the five trial that the first spin is the inducations the consistency of the first sheet on any improvements made on and presumes and seem to timbe some spin argued to said property as in its sole discrepant of may decrease for secretary as soled these spins.

property as in its sole discourton it may down necessary as equal to child property as property as the first parties to somether active and capacity, property as the control of property is a partie to the control of property is a partie to the control of the co

It is multivity agreed that:

It is muturity agreed that:

1. In the event that any portion or all of said property shall be taken upder the right of estiment domain or sound-mixthen, the heardinates shall have the right of estiment domain or sound-mixthen, the heardinates shall have the right of expendence, printruite in its area manny, are not of-fixed any action relative to the respect of the same property of the same property of the same property of the same produced as a component of the same property of the same of the same property of the property of the same property of

shall be \$5.00.

3. As additional security, granter hereby assigns to beneficiary during the continuance of these trusts all rebts, issues, regained and profits of the preparation of these trusts all rebts, issues, regained and profits of the preparation of any agreement, hereined, granter such bare the right to test the performance of any agreement, hereined, granter such bare the right to test become due and payable. Upon any desuits by the granter hereineder, the beneficiary may at any time without notice, without regard to the adequacy of any security for the indebtedness the high secured, other upon said take possession of security for the indebtedness the high secured, enter upon said take possession assembly for the indebtedness the profit, in its own name such for otherwise collect here rules, issues and profits, including those pass, due and unpoint, and apply the rate, issues and profits, including those pass, due and unpoint, and apply the rate, issues and profits, including those pass, due and unpoint, and apply the rate, issues and profits, including those pass, due and unpoint, and apply the rate, issues and profits, including those pass, due and unpoint, and apply the same, less costs and expresses of operation and entirection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as the beneficiary may determine,

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and the beneficiary, may purchast 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 trustee shall apply the proceeds of the compensation of the trustee, and a the expenses of the sale lockulong (2) To the obligation secured by the reasonable charge by the attorney. (2) To the obligation secured by the frust deed. (3) fo 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 granter of the trust deed or to his successor in interest entitled to such surplus. rice charge.

6. Thue is of the easence of this instrument and upon default by the for in payment of any indebtedness secured hereby or in performance of any meet hereunder, the beneficiary may declare all sums accured hereby instely due and payable by delivery to the truttee of written notice of default stelly due to the declare and the payment of the property, which continues to be election to sell the trust property, who there is an election to sell the trust property, who there is an election to sell, filed for record. Upon delivery of said notice of default and election to sell, filed for record. Upon delivery of said notice of default and election to sell, and decuments evidencing expenditures accured hereby, whereupon the said decuments evidencing expenditures accured hereby, whereupon the res shall fix the time and place of sair and give notice thereof as then is the default and any time order. so then be due had no default occurred and thereby cure are negative.

5. After the lapse of such time as may then be required by law following the recordation of said notice of default sad giving of said notice of saie, the time and place fixed by him in said notice of saie, either as a whole of its separate parents, and in such order as he may defermine, at public auction to the highest hidder for each, in fawful money of the termine, at public auction to the highest hidder for each, in fawful money of the Intide States, payable at the time of sais. Trustee may postpone also of all or any portion of said property by public announcement at such time and place of any portion of said property by public announcement at saich time and place of said or time to time thereafter may postpone the sale by public as IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal the day and year first above written. Buchand m. myen 12 Sanda Lay Makeay STATE OF OREGON THIS IS TO CERTIFY that on this 12th day of Hovember Notify Pulife in one for said county and state, personally appeared the within numed

Notify Pulife in one for said county and state, personally appeared the within numed

RICHER'S KILCOLM MURRAY and SANDRA KAY MURRAY, hughand and wife

to me personally known to be the identical individual and and who executed the foregoing instrument and acknowledges to me personally known to be identical individual. They executed the same freely and voluntarily for the uses and purposes therein expressed. in personally known to see freely and voluntarily for the uses and purposes therein especially and year last above in firstimony wherefor, I have hereunto set my hand and affired my notarial seal the day and year last above.

In firstimony wherefor, I have hereunto set my hand and affired my notarial seal the day and year last above.

Nature Public for Oregon
My commission expires: 10 25-24 (SEAL) STATE OF OREGON | 82 County of Klemeth Loan No. TRUST DEED I certify that the within instrument was received for record on the 12th day of November 19 71 at 3:5% o'clock P.M., and recorded in book M71 on page 11928 SPACEL MESERVED FOR RECORDING LABEL IN COUN TIES WHERE Record of Moragages of said County. Witness my hand and seal of County USED.i FIRST FEDERAL SAVINGS & affixed. LOAN ASSOCIATION Wm. D. Milne FIRST FEDERAL SAVINGS 540 Main St. By Cepithia Gintel Dopun Klamath Falls, Oregon Fee \$3.00 REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed or 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 such trust deed (which are delivered to you becomet the results together with said results to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you becomet the results to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you become the results of said trust deed the estate now held by you under the st 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 First Federal Savings and Loan Association, Beneficiary

DATED

STATE OF OR (Canal) PURL (OFFICIAL BEAL)

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