

12020

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 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 recording 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.

IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal the day and year first above written.

STATE OF OREGON } ss.
County of Klamath

THIS IS TO CERTIFY that on this 16th day of November, 1971, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named William Ganong who acknowledged to me that he was the identical individual named in and who executed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

SEAL

Notary Public for Oregon
My commission expires

10-25-74

Loan No.

TRUST DEED

TO
FIRST FEDERAL SAVINGS &
LOAN ASSOCIATION

Beneficiary

After Recording Return To:
FIRST FEDERAL SAVINGS
540 Main St.
Klamath Falls, Oregon

DO NOT USE THIS
SPACE RESERVE
FOR RECORDING
LABEL IN COUN-
TY WHERE
USED.

Fee \$3.00

STATE OF OREGON } ss.
County of Klamath

I certify that the within instrument was received for record on the 16th day of November, 1971, at 3:02 o'clock P.M. and recorded in book M71 on page 12019 Record of Mortgages of said County.

Witness my hand and seal of County office.

Wm. D. Milne

County Clerk

By Capitula Deputy

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.

First Federal Savings and Loan Association, Beneficiary

by _____

DATED: _____, 19 _____

FORM No. 631—WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

to grantor paid by WAYNE

does hereby grant, bargain, sell certain real property, with the uated in the County of The northerly 35 feet HEIGHTS, according to the County SUBJECT TO:

1. Reserve
2. Reserve
3. Trust
4. Christ
5. William
6. of Klamath
7. 1969, r
8. records
9. which

NOV 16 3 10 PM 1971

grants hereon

NOV 16 3 10 PM 1971

Kat

11. C

Count

STATE OF OREGON
County of Multnomah

Personally
acknowledged the foregoing
BEFORE ME:

