28-276(#8 3432	Z TRUST D	EED	
THIS TRUST DEED, made this	nd DTANE K. AYER	S, husband and wife	, 19 ⁷² , between
FIRST FEDERAL SAVINGS AND existing under the laws of the Unit	LOAN ASSOCIATION of	Klamath Falls, Oregon, a cor	Jr. , as trustee, and poration organized and
	WITNESS	SETH:	
The grantor irrevocably grants property in Klamath County, Oreg	, bargains, sells and con	veys to the trustee, in trust, v	with power of sale, the
Definition of the city	d 3 in Block 45 o OF KLAMATH FALLS	of LAKEVIEW ADDITION , Klamath County, Ore	TO egon.
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<u>c</u> (:-
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which said described real property does rents, issues, profits, water rights and out taining to the above described premises, apparatus, equipment and fixtures, togeti leum, shades and bulltin ranges, dishwa described premises, including all interest each agreement of the granter herein co	and all plumbing, lighting, he er with all awnings, venetian shers and other built-in applian therein which the grantor has o	ating, ventilating, air-conditioning, terri- blinds, floor covering in place such as ces now or hereafter installed in or us	wall-to-wall carpeting and lino- ed in connection with the above sose of securing performance of SIX HUNDRED & NO/100

(s 12,600.00) Dollars, with interest thereon according to the torms of a pro-beneficiary or order and made by the grantor principal and interest being payable in June 20

This trust deed shall further secure the payment of such additional money, if any, as may be loaned hereafter by the heueficiary to the grantor or others having an interest in the above described property, as may be evidenced by note or notes. If the indebtedness secured by this trust deed is evidenced by more than one note, the beneficiary may credit payments received by it upon any of said notes or part of any payment on one note and part on another, as the beneficiary may elect.

The grantor hereby covenants to and with the trustee and the beneficiary in that the said premises and property conveyed by this trust deed are and clear of all encumbrances and that the grantor will and his hereto utors and administrators shall warrant and defend his said title thereto nat the claims of all persons whomsoever.

store and administrators shall warrant and uclead in the claims of all persons whomosver. The grantor covenants and agrees to pay said note according to the terms of and, when due, and property free from all encuntrances having pre-property this trust deed to complete all buildings in course of construction are obtained on and property free from all encuntrances having pre-of or the due construction is hereafter commerciel, to reput the sine of or the due construction is hereafter commerciel, to reput over out of or the due construction is hereafter commerciel, to reput over out of the due construction is hereafter commerciel, to reput over the during construction is nerve of the sine of the sine of a incurred therefor; to allow benefit of the sine of the sine of content due construction is nerve the sine of the sine of the sine is during construction is the sine of the sine from the sine of content due construction is the sine of the sine of the sine is incurred therefor; to allow benefit way work or materials unsatisfactory to claim the construction is the sine of the sine from the sine is not created upon said property and buildings and improvements now of the or such other hazing any building or improvements now for the or such other hazing as the buildings property and iscalat loss if the or such other hazing as the buildings of the note or obligation a sum not less than the original project of mannes in the original buildings and to deliver itenaise in havor of the beneficiary attached and with minum paker for the effective date of any such policy of insurance. The policy of insurance is not so tendered, the beneficiary attached and with and policy of insurance is not so tendered. The beneficiary attached and with the non-cancellable by the grantor during the beneficiary attached and with the non-cancellable by the grantor during the beneficiary attached the policy of con her secure. pous, etion obta.. | be non-car dned.

cancellable by the grantor during the full term of the jointy inde-r to provide regularly for the prompt payment of said faxes, assess-her charges and insurance premiums, the grantor agrees to pay to ary, together with and in addition to the menthy payments of I interest payable under the terms of the hot taxes, assessments and solute and payable with respect in (1/2014) property within each succeed-nonths, and also one-three solution (1/2014) of the insurance premiums a due and payable with respect in (1/2014) of the insurance premiums is respect to said property within each succeeding three years while to respect to said property within the loss nucle dispute to be credited to the preint of the loss nucle for the beneficiary. to be credited to the preint on the charged to the principal of the the option of the beneficiary, the sums so paid shall be held by intary in trust as a reserve account, without interest, to pay said taxes, assessments or other charges when they shall become due to ned. In order to n sums to be credit-ral purposes thereof 1; or, at the option heneficiary in trust

payable. While the grantor is to pay any and all taxes, assess ces levied or assessed against said property, or any pan same begin to bear interest and also to pay be mado is upon said property such payments pay be mado ry, as aforesaid. The grantor herby authorizes the b and all taxes, assessments and other charges levied or and all taxes, assessments and other the sements. thereof, before on all insurances irough the bene-neficiary to pay imposed against hereof furnished and to pay the ts submitted by char the polle hed the by the sentativ ulred from ntor agrees any insur-in any in-ent of any apply any ; deed. In isfaction in iclary after loan of any, estimation out, if any, estimation of the beneficiary response of and the beneficiary hereby is mise and settle with any insur-receipts upon the obligations amount of the indebtedness also or other acquisition of the defect in any the event of and to apply ils trust deed. and satisfactio written o nce policy, to compro insurance puting the or upon ac out of a orized, in comp ed by paymen perty by

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default, any balance remaining in indebtedness. If the reserve acco-and other charges is not sufficient as they become due, the grantor demand, and if not paid within may at its option add the ann obligation secured hereby. credited irance premiums of such charges beneficiary upor beneficiary for the payment e deficit to the demand, time to. ay the deficit to a after such deman-such deficit to the day of

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foregoing covenants, and all its expenditu he note, shall be rep-the lien of this trust ht in its discretion to here-le by d. In plete said

may at its option and the anothe of such there to the plant obligation scentred hereby. Should the grantor fail to keep any of the foregoing cuvenant hereficiary may at its option carry out the same, and all its expendi-for shall draw interest sink shall be secured by the lien of this tru-ling concretion, its made on said premises and allo so to make such rep-any improvements in the state secured by the lien of this tru-ing concretion, its made on said premises and allo so to make such rep-any improvement further agrees to comply with all laws, originances, covenants, conditions and restrictions affreding and property; to pa-fees and expenses of this trust, including the model the sarch, the other costs and expenses of the size incurred in connect in appearing this obligation, and study of this the sarch ity hereof or the right-main and such er of the beneficiary or trustee; and ty hereof or the right-module cost of evidence of title and attorney reasonable superstory or trustee may appear and in any suit broug relative beneficiary or trustee may appear and in any suit broug filtery to foreclose this deed, and all suid sums shall be secured in dived. ts, as or d; with to pa fees

The beneficiary will furnish to the grantor on written request the and statement of account but shall not be obligated or required to further statements of account.

It is mutually agreed that:

It is mutually agreed that: I, in the event that any portion or all of 1 r the right of eminent domain or condemnatio right bo commence, proceedule in its own name, right bo commence, proceedule in its own name, right of any if it as elects, to require that all c he as compensation for such taking, which are right papa il reasonable costs, expresses and at defend any ac-connection with of the money's the amount reln or nt ln the right to the rore-endings, in parable as compensation for such taking, ... parable as compensation for such taking, ... parable to pay all reasonable costs, expenses and as our current by the grantor in such proceedings, shall to our current by the grantor in such proceedings, shall to reasonable costs and fers necessarily paid or incurred by the beneficiary in fers necessarily paid or incurred by the beneficiary in fers necessarily paid or take such actions and execute the own expense, to take such actions and execute the obtaining such compensation, promp the obtaining such compensation of the such actions and the such actions and second the such actions and second the obtaining such compensation of the such actions and second the the such actions and second the such actions and second the such actions and second the the such actions and second the such actions and second the such actions and second the the such actions and second the such actions and the such actions and second the such actions and second the such actions and the such actions and the

valance applied upon the indebtedness secure hereby; an sum proceed at its own expense, to take such actions and execute such instrum be necessary in obtaining such compensation, promptly upon the request. 2. At any time and from time to time upon written request ficiary, payment of its feesand presentation of this deed and the dorsement (in case of full recurreyance, for cancellation), without thalility of any paking of any may or plat of said property (b) joi any execution or cruging and restriction thereas (a) here (b) is any easenced of affecting this ured to property. The granutited the without warranty, all or any part of the property. The granutited the ance may be described as the "present or facts shall be conclusive pro-the recitals therein of any matters or facts shall be conclusive pro-truthfulness thereof. Trustee's free for any of the services in this during the

Datil or in they become due and payai ficiary may at any the celver to be appointed security for the indeb said property, or any the reats, issues and the aame, less costs able attorney's fees, as the beneficiary may cour herel ereof , incl part there port there and expen

entering upon and taking possess , issues and profits or the procee-ensation or awards for any taking

The grantor sha r sale of the ab pplied it with su rdinarily be requi e charge. Time is of the in payment of an above described property such personal information pulred of a new loan appl appli

this ayable by delivery to the trust property, Upon delivery of so deposit with ly due and p ction to sell ed for record to the trustee and place of fix the time

After default and any time print Trustee for the Trustee's sale or thi a may pay the entire amount then d gations secured thereby (including costs reing the terms of the obligation and ceding \$50.00 each) other than such poin a be due had no default occurred and and thereby

8. After the lapse of such time as may then be requested and in the such time as may then be requested and in the such that and giving of as the shall be add property at the time and place fixed init, either as a whole of in separato parcels, and in sustaine, at public ancients of the highest bidder for cash, it difficult and the time of said property by public announcement as a and from time to time thereafter may postpone the second s

ed by the pre-deed in form any covenant matters or

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selis pursuant to the powers provided science of the trustee's sale as follow including the compensation of the trus attorney. (2) To the obligation secu-persons having recorded liens subsequ in the trust deed as their interests ap) The surplus, if any, to the granter (in interest entitled to such surplus. When the Trustee sells pursuant to the shall apply the proceeds of the trustee", presses of the sale including the compensa-9. while uppy the proceeds of penses of the sale including t ble charge by the attorney. leed. (3) To all persons ha is of the trustee in the trust of their priority. (4) The surp r to his successor in interest

of the third priority. (4) The surpresentation of the priority of the successor in interest entitled to successor in interest entitled to successors to any trustee named her trastee appoint a successors to any trustee named her trastee appointed hermonder. Upon such appointment and to the successors trustee, the latter shall be vested with a contervel upon activation shall be made by written instru-

Trustee accepts this trust made a public record, as p any party hereto of pendin n or proceeding in which t less such action or procee this d by while record, as provided y hereto of pending sale eeding in which the gran action or proceeding is by the

This deed applies to, hures to the benefit of, and binds their heirs, legatese devices, administrators, executors, and The term "meneficiary" shall mean the holder and owner of the mote ecurred hereby, whether or not named as a no oming this deed and whenever the context so require fue plurab.

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

Maris &. Ceyen (SEAL) Viane K. ayers (SEAL)

STATE OF OREGON County of Klemath ss. THIS IS TO CERTIFY that on this <u>19</u> day of Notary Public in and for said county and state, persona <u>MORRIS G. AYERS and DIA</u> to me personally known to be the identical individual. St <u>they</u> executed the same freely and voluntarily for th IN TESTIMONY WHEREOF, I have hereunto set my h	illy appeared the within name NE K. AYERS, hus named in and who executed the	he foregoing instrument and acknowledged to but that expressed. seal the day and year last above written to the market of the day and year last above written to the day of the day and the day of the
(SEAL)		
Loan No		STATE OF OREGON } ss.
TRUST DEED	(DON'T USE THIS Space: Reserved	I certify that the within instrument was received for record on the 19th day of May, 19.72, at 3;56 o'clock P M., and recorded in book M 72 on page 51:00
TO FIRST FEDERAL SAVINGS & LOAN ASSOCIATION Benefictory	FOR RECORDING LABEL IN COUN. Ties Where USED.)	Record of Mortgages of said County. Witness my hand and seal of County affixed. WM. D. MILNE
After Recording Return To: FIRST FEDERAL SAVINGS 540 Main St. Klamath Falls, Oregon	· · · · · · · · · · · · · · · · · · ·	County Clerk By Hofaget Loran Deputy FEE \$4.00
REQUE	ST FOR FULL RECONV d only when obligations hav	EYANCE e been paid.

TO: William Ganong.

I owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed ed. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or ed. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or et al. the secure of indebtedness secured by said trust deed (which are delivered to you herewith together with said it evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said ithout warranty, to the parties designated by the terms of said trust deed the estate now held by you under the The undersigned is the legal ov e been fully paid and satisfied. have all avid le, to co mi ic sto pursuant to trust deed) and to First Federal Savings and Loan Association, Beneficiary

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DATED: