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TRUST DEED

THIS TRUST DEED, made this 26thday of October

ALLEN B. WOODS AND MARY A. WOODS, husband and wife

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:

Lots 1 and 2 in Block 7, FAIRFIELD, Klamath County, oregon.

which said described real property does not exceed three acres, together with all and singular the appurtenances, tenements, hereditaments, rents, issues, profits, water rights and other rights, easements or privileges now or hereafter belonging to, derived from or in anywise appearants, issues, profits, water rights and other rights, easements or privileges now or hereafter belonging to, derived from or in anywise appearants, relitively and the plumbing, lighting, heating, ventilating, dir-conditioning, relitigerating, watering and integrating to the above apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as well-to-well carpeting and lineary apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as well-to-well carpeting and lineary to the purpose of securing performance of leum, shades and built-in ranges, dishwashers and other built-in appliances now or hereafter acquire, for the purpose of securing performance of described premises, including all interest therein which the granter has or may hereafter acquire, for the purpose of securing performance of described premises, including all interest therein which the granter has or may hereafter acquire, for the purpose of securing performance of described premises, including all interest therein which the granter has or may hereafter acquire, for the purpose of securing performance of the purpose of t each agreement of the granter herein contained and the payment of the sum of FOUR THOUSAND THREE HUNDRED AND NO/

[3 4,300.00] Dollars, with interest thereon according to the terms of a promissory note of even date herewith payable to the beneficiary or order, and made by the granter, principal and interest being payable in monthly installments of \$ 4.300.00 commencing

The trust deed shall further secure the navment of such additional month.

This trust deed shall further secure the payment of such additional money, if any is as may be losned hereafter by the beneficiary to the grantor or others in interest in the above described property as may be evidenced by a shaving an interest in the above described property as may be evidenced by a such as the beneficiary upon more than one note, the beneficiary may credit payments received by it upon more than one note, the beneficiary may credit payments on one note, and of notes or part of any payment on one note and part on another, as the beneficiary may eject.

executors and administrators shall warrant and detend his said title thereto against the claims) of all persons whomsoever.

The grantor covenants and agrees to pay said note according to the terms thereof and, when due, all taxes, assessments and other charges levied against thereof and, when due, all taxes, assessments and other charges levied against code of the control of th

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 ments or other charges and insurance premiums, the grantor agrees to pay to the beneficiar together with and in addition to the monthly payments of the beneficiar together with and in addition to the monthly payments of the property within each succeed, the property within each succeed, the property of the insurance premium payable with respect to said property eithin each succeeding three years while trust deed remains in the property calimated and directed by the beneficiar, the succeeding three years while such a succeeding the property of the property in the property of the property of the property in the property of the property of the property in the property in the property of the property in the prop

while the grantor is to pay any and all taxes, assessments and other charges tevied or assessed against said property, or any part thereof, before the same begin to bear interest and also to pay premiums on all insurance the same begin to bear interest and also to pay premiums on all insurance the same begin to bear interest and also to pay premiums on all insurance the same begin to bear interest and also to pay premiums on the insurance the same pay and all taxes, assessments and the same that the property is any and all taxes, assessments attended to the property in the amounts a shown by the statements thereof truthshe said property in the amounts a shown or other charges, and to pay insurance premiums in the meaning shown by the statements submitted by insurance carriers or their presentatives, and to charge said sums to the reserve account, if any established for that purpose. The greator agrees the reserve account, if any established for that purpose, the greator agrees in o event to hold to beneficiary responsible for failure to hear in any insurance policy, and the beneficiary hereby is authorized, but event of any surance policy, and the beneficiary hereby is authorized, that we are to any such insurance property upon the obligations secured by the struct deed. In computing the amount of the indebtedness for payment, and to stiffaction in

obligation secured hereby.

Should the grantor fail to keep any of the foregoing covenants, then the heneficiary may at its option carry out the same, and all its expenditures thereby for shall draw interest at the rate specified in the note, shall be repayable by for shall draw interest at the rate specified by the lien of this trust deed. In the grantor on demand and shall be secured by the lien of this trust deed. In the grantor on demand and shall be secured by the lien of this trust deed. In the grantor on demand and shall be secured by the lien to the discretion to complete this connection, the beneficiary shall have the right in its discretion to complete this connection, the property as in its sole discretion it may deem necessary or advisable.

property as in its sole discretion it may deem necessary or advisable.

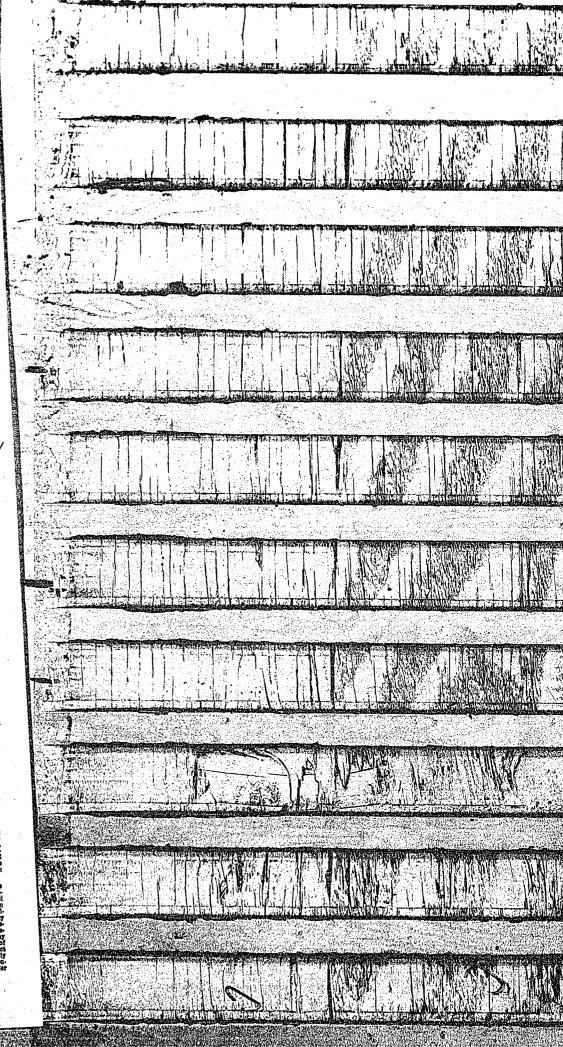
The grantor further agrees to comply with all laws, ordinances, regulations, conditions and restrictions affecting said property; to pay all costs, expenses this trust, including the cost of title sceneral costs, as well as the other costs and expenses of the trustee incurred in connection with or in enforcing into defend any action or proceeding purpors of a affect the security to appear in an enforce of the rights or powers of the beneficiary for the rights or powers of the beneficiary for the state; and to pay all ty hereof costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum to be fixed by the court, in any action or proceeding in which the beneficiary or trustee may appear and in any suit brought by beneficiary to foreclose this deed, and all said sums shall be secured by this trust deed.

It is mutually agreed that:

i. In the event that any portion or all of said properly shall be taken under the right of eminent domain or condemnation, the beneficiary shall have the right to commence, prosecute in its own name, appear not defend any action of proceedings, or to make any compromise or settlement in connection with tion or proceedings, or to make any compromise or settlement in connection with tion or proceedings, or to make any compromise or settlement in or the money's such taking and, if it so elects, to require that all or any portion of the money's new payable on payable to see that all or any proceeding and proceeding and payable the amount ray and applied by the grantor in such proceedings shall be paid to the beneficiary and applied by it lifts upon any reasonated seater and applied upon the indebtedness accured hereby; and the grantor agrees beliance applied upon the indebtedness accured hereby; and the grantor agrees it is own expense, to take such actions and execute such instruments as shift to necessary in obtaining such compensation, promptly upon the beneficiary's request.

shall be \$5.00.

3. As additional security, grantor hereby assigns to beneficiary during the continuouse of these trusts all rents, issues, royalites and profits of the procontinuouse of these trusts all rents, issues, royalites and profits of the property affected by this deed and of any personal divergety located thereon. Until grantor shall default in the payment of any indebtedness secured hereby or in grantor shall default in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, grantor shall have the right to collect the performance of any agreement hereunder, grantor shall have the right to collect the performance of any agreement hereunder, grantor shall have the right to collect all under regard to the regard to the shall be appointed by a court, and without regard to the adequacy of any ceiver be appointed by a court, and without regard to the adequacy of any ceiver be appointed by a court, and without regard to the adequacy of any ceiver be appointed by a court, and without regard to the adequacy of any ceiver be appointed by a court, and without regard to the adequacy of any ceiver be appointed by a court, and without regard to the adequacy of any ceiver be appointed by a court, and without regard to the adequacy of any ceiver be appointed by a court, and without regard to the adequacy of any ceiver be appointed by a court, and without regard to the adequacy of any ceiver be appointed by a court, and without regard to the adequacy of any ceiver be appointed by a court, and without regard to the adequacy of any ceiver be appointed by a court, and without regard to the adequacy of any ceiver be appointed by a court, and without regard to the adequacy of any ceiver be appointed by a court, and without regard to the adequacy of any ceiver by a ceive



and the beneficiary, may purchase at the same.

8. When the Trustee salls pursuant to the powers provided hersin, the
8. When the Trustee salls pursuant to the powers provided hersin, the
9. The same proceeds of the trustee's sale as follows: (1) To
10. To trustee shall apply the proceeds of the trustee, and
11. To
12. The comparison of the sale including the compensation of the trustee, and
12. The substitute of the compensation secured by the
12. The substitute of the control of the trust of the trustee in the trust deed as their interests appear in the
12. The surplus, if any, to the grantor of the trust
13. The surplus, if any, to the grantor of the trust
14. The surplus, if any, to the grantor of the trust
15. The surplus is any to the grantor of the trust
16. The surplus is any to the grantor of the trust
16. The surplus is any to the surplus in the surplus is any to the surplus i deed or to his successor in interest entitled to such surplus.

10. For any reason permitted by law, the beneficiary may from time to time appoint a successor or successors to any trustee annual berein, or to any successor trustee appointment and without conveyances to the successor trustee, the latter shad be rested with all title, powers and duties conferred upon any trustee herein amend or appointed hereunder. Each such appointment and substitution shall be made or appointed hereunder. Each such appointment and substitution shall be to this trust deed and its place of by the beneficiary, containing refer office of the county clerk or recorder of the successor trustee. required by law.

7. After default and any time prior to five days before the date act by the Trustee for the Trustee's sale, the grantor or other person so privileged may pay the entire amount them due under this trust does and the magnetic sale and expenses actually an actual thereby (moluding costs and expenses actually and the motorching the terms of the obligation and trustee's and expensely seen and exceeding \$0.00 cach) other than such portion of the principal as would not then be due had no default occurred and thereby cure the default. proper appointment of the successor trustee.

11. Trustee accepts this trust when this deed, duly executed and achowledged is made a public record, as provided by law. The trustee is not obligated
to notify any party hereto of pending sale under any other deed of trust or of
any action or proceeding in which the grantor, hencliciary or trustee shall be a
party unless such action or proceeding is brought by the trustee. party onices such action or proceeding is brought by the trustee.

12. This deed applies to, inures to the benefit of, and binds all parties bereto, their helrs, legates derisees, administrators, executors, successors and assigns. The term "beneficiary" shall mean the holder and owner, including pledgee, of the nois securety whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the maculine gender includes the feminine and/or neuter, and the singular number includes the plural. IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal the day and year first above written. Mary a Woods STATE OF OREGON County of Klamath unity of Klamath)

THIS IS TO CERTIFY that on this 1744 day of 19 72, before me, the undersigned, a bridger 720 to me porsonally knewn to the identical individual S. named in and who executed the foregoing instrument and acknowledged to me that they recuted the scale togety and voluntarily for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notation seal the day and year last above written.

Notary Public for Oregon
My commission expires: STATE OF OREGON) ss. County of Klamath Loan No. TRUST DEED I certify that the within instrument was received for record on the 21st day of November 19.72, at 10;57. o'clock AM., and recorded in book M.72 on page 13484 SPACE: RESERVED FOR RECORDING LABEL IN COUN-TIES WHERE USED.) Record of Mortgages of said County. TO Witness my hand and seal of County FIRST FEDERAL SAVINGS & affixed. LOAN ASSOCIATION WM. D. MILNE County Clerk After Recording Return To: FIRST FEDERAL SAVINGS 540 Main St. Klamath Falls, Oregon FEE \$ 4.00 3.3.3.380 · * REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. The undersigned is the logal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed or 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 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 First Federal Savings and Loan Association, Beneficiary A Thirty bear Tankv

