

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 of 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 indebtedness secured hereby, whereupon the trustee shall fix the time and place of sale and give notice thereof as thus 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 could 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 of such time and place of sale and from time to time thereafter may postpone the sale by public announcement at the time fixed by the preceding postponement. The trustee shall deliver to the purchaser his deed in form as required by law, conveying the property so sold, but without any covenant or warranty, express or implied, the recitals in the deed of any matters or facts shall be a conclusive proof of the truthfulness thereof. Any person, including the trustee but including the grantor and the beneficiary, may purchase at the sale.

9. When the trustee calls pursuant to the powers provided herein, the trustee shall apply the proceeds of the trustee's sale as follows: (1) To the expenses of the sale including the compensation of the trustee and a reasonable charge by the attorney; (2) To the obligation secured by the trust deed; (3) To all persons having recorded liens subsequent to the order of the trustee in the trust deed as their interests appear in the order of their priority; (4) The surplus, if any, to the grantor of the trust 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 named herein, or to any successor trustee appointed hereunder. Upon such appointment and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by the beneficiary, containing reference to this trust deed and its place of record, which, when recorded in the office of the county clerk or recorder of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

11. Trustee accepts this trust when this deed, duly executed and acknowledged, 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, beneficiary or trustee shall be a party unless such action or proceeding is brought by the trustee.

12. This deed applies to, issues to, the benefit of, and binds all parties hereto, their heirs, legal devisees, administrators, executors, successors and assigns. The term "beneficiary" shall mean the holder and owner, including pledgee, of the note secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine 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.

Lennie E. Alexander (SEAL)
Irma A. Alexander (SEAL)

STATE OF OREGON }
County of Klamath } ss.

THIS IS TO CERTIFY that on this 15th day of December, 1972, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named

LENNIE E. ALEXANDER AND IRMA A. ALEXANDER, husband and wife
to me personally known to be the identical individuals named in and who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

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



Gerald V. Brown
Notary Public for Oregon
My commission expires: 11-12-74

Loan No. _____		STATE OF OREGON } County of Klamath } ss.	
TRUST DEED		I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ Record of Mortgages of said County. Witness my hand and seal of County affixed. _____ County Clerk By _____ Deputy	
_____ Grantor TO FIRST FEDERAL SAVINGS & LOAN ASSOCIATION Beneficiary			
After Recording Return To: FIRST FEDERAL SAVINGS 540 Main St. Klamath Falls, Oregon			
(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)			

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____

70240

14542

The following described real property in Klamath County, Oregon:

PARCEL 1:

A tract of land situated in the Northeast quarter of the Southeast quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a one-half (1/2) inch iron pin on the East line of said Section 9, said point being South 00° 08' West a distance of 30.00 feet from the 5/8 inch iron pin marking the East one-fourth (1/4) corner of said Section 9; thence South 00° 08' West along the East line of said Section 9 a distance of 208.71 feet to a one-half (1/2) inch iron pin; thence North 89° 52' West a distance of 208.71 feet to a one-half (1/2) inch iron pin; thence North 00° 08' East parallel with the East line of said Section 9 a distance of 208.53 feet to a one-half (1/2) inch iron pin; thence South 89° 55' East a distance of 208.71 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 9 Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East section line of said Section 9 which is South 00° 08' West a distance of 238.71 feet, more or less, from the 5/8 inch iron pin marking the East one-fourth corner of said Section 9 and said point also being the Southeast corner of that certain tract of land described as Parcel 1 in the Deed recorded April 28, 1966 in Volume M-66 at page 3788 of Klamath County, Oregon Deed Records; thence, South 00° 08' West along said East line of Section 9 a distance of 160.83 feet, more or less, to a point which is the Northeast corner of that certain tract of land conveyed to Ethelda Croft by Deed recorded in Volume M-66 at page 6590 of Klamath County, Oregon Deed Records; thence North 89° 52' West along the North line of said Croft tract a distance of 208.71 feet, more or less, to the Northwest corner of said Croft tract; thence, North 0° 08' East parallel with said East line of said Section 9, a distance of 160.83 feet, more or less, to the Southwest corner of said tract of land described as Parcel 1 in said Deed recorded in Volume M-66 at page 3788 of Klamath County, Oregon Deed Records; thence, South 89° 52' East along the South line of said Parcel 1 a distance of 208.71 feet, more or less, to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss

Filed for record at request of TRANSAMERICA TITLE INS. CO
this 18th day of December A. D. 1972 at 11:27 o'clock A. M., and
duly recorded in Vol. M 72, of MORTGAGES on Page 14540
FEE \$ 6.00

By W. D. MILNE, County Clerk
Hazel Drayton