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THIS TRUST DEED, made this 2nd day of ......

February , 1973 , between

JOHN CORPUS AND LONA MARIE CORPUS, 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:

Lot 32, FIRST ADDITION TO MADISON PARK, 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 premises, and all plumbing, lighting, heating, ventilating, air-conditioning, refrigerating, watering and irrigation taining to the above described premises, and all plumbing, lighting, heating, ventilating, air-conditioning, refrigerating, watering and irrigation tapparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpeting and line apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpeting and line above 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 grantor has or may hereafter acquire, for the purpose of securing performance of described premises, including all interest therein which the grantor has or may hereafter acquire, for the purpose of securing performance of each agreement of the granter herein contained and the payment of the sum on NINETEEN THOUSAND FIVE HUNDRED &NO/100-

(\$ 19,500.00 ) 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 grantor principal and interest being payable in monthly installments of \$ 136.35 commencing march 15 ..., 19.73...

This trust deed shall further secure the payment of such additional money, if any, as may be loaned hereafter by the beneficiary to the grantor or others having an interest in the above described property, as may be evidenced by a 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 herein that the said premises and property conveyed by this trust deed are free and clear of all encumbrances and that the grantor will and his heirs, executors and administrators shall warrant and defend his said title thereto against the claims of all persons whomsoever.

rescutors and administrators shall warrant and defend his said title thereto against the claims of all persons whomsoever.

The granter covenants and agrees to pay said note according to the terms thereof and, when the, all taxes, assessments and other charges levied against said property to the grant property free from all encumbrances having presaid property its trust deed; to complete all buildings in course of construction of hereafter constructed on said premises within six months from the date hereof or the date construction is hereafter commenced; to repair and restone promptly and in good workmanilke manner any building or hydrogen due, all said property which may be damaged or destroyed the said property at all costs incurred therefor; to allow henriclary, to predict said property at all costs incurred therefor; to allow henriclary, by the property and the said property and the said property within fitness to replace work the said property and the said property in the said property in good repair and to commit or suffer now a said of said premises; to keep all buildings and improvements now or hereafter erected upon said preparety in good repair and to commit or suffer now a said of said premises; to keep all buildings, property and improvements by fire or such other hazards as the beneficiary may from the company of the said property in a sum not less than the original principal panance in the cottend of the beneficiary and to deliver the original principal panance in correct form and with approved loss payable principal place of business of the beneficiary and interact. If the property is now of the beneficiary that the said policy of insurance is not so tendered, the beneficiary way in its own discretion obtain insurance for the beneficiary which insurance shall be non-cancellable by the grantor during the full term of the policy thus obtained.

In order to provide regularly for the prompt payment of said taxes,

default, any balance remaining in the reserve account shall be credited to the indebtedness. If the reserve account for taxes, assessments, insurance premiums and other charges is not sufficient at any time for the payment of such charges as they become due, the grantor shall pay the deflect to the beneficiary upon demand, and if not paid within ten days after such demand, the beneficiary may at its option add the amount of such deficit to the principal of the obligation secured hereby.

should be grantor further agrees to comply with all laws, ordinances, regulations, covenants, conditions and restrictions are successful.

The grantor on demand and shall be secured by the lien of this trust deed. In this connection, the beneficiary shall have the right in its discretion to complete any improvements made on said premises and also to make such repairs to said property as in its sole discretion it may deem necessary or advisable.

The grantor further agrees to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property; to pay all costs, fees and expenses of this trust, including the incurred in connection with or in enforcing this obligation, and true can automory's fees actually incurred; to appear in and defend any powers of the beneficiary or trustee; and to pay all costs and expenses, including the order of the right connection or proceeding purporting to affect the security thereof or the right beneficiary or trustee and automory's fees in a costs and expenses, lectured by the court, in any such action or proceeding in which the conficiary 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.

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

It is mutually agreed that:

It is mutually agreed that:

1. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, the heneficiary shall have the right to commence, prosecute in its own name, appear in or defend any action or proceedings, or to make any compromise or settlement in connection with such taking and, if it so elects, to require that all or any portion of the money's payable as compensation for such taking, which are in excess of the amount of or incurred by the frantor in such proceedings, shall be paid to the beneficiary and applied by it first upon any reasonable costs and expenses and attorneys free necessarily paid or incurred by the beneficiary in such proceedings, and the balance applied upon the indebtedness secured hereby; and the grantor agrees, at its own expense, to take such actions and exceute such instruments as shall be necessary in obtaining such compensation, promptly upon the heneficiary's request.

shall be \$5.00.

3. As additional security, grantor hereby assigns to beneficiary during the continuance of these trusts all rolls, issues, royalities and profits of the property affected by this deep sayment of any personal property located thereon. Until grantor shall default in the payment of any indebtedness secured hereby or in the performance of any agreement bercunder, grantor shall have the right to collect all such rents, issues, royalities and profits earned prior to default as they become due and payment. Doon any default by the grantor herounder, the beneficiary may at another the such continuation of the medical continuation of the same less costs and expenses of operation and collection, including reasonable actionary's fees, upon any indebtedness secured hereby, and in such order as the beneficiary may determine.

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and the heneficiary, may purchase at the sale.

9. When the Trustee sells pursuant to the powers provided herein, the trustee shall apply the proceeds of the trustee's and a 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 of the trust deed. (3) To all persons having recorded liens subsequence by the trust deed. (3) To all persons having recorded liens subsequence the trust deed as the interest appear to 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.

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 appointment, and without convergence trustee appointment, and without convergence trustee appointment and without convergence trustees are trusteed. The latter shall be vested with all title, powers and dutiles does accessor trustee, the latter shall be vested with all title, powers and dutiles does not be a successor trusteed and the successor trusteed by the beneficiary, containing the first of the county circle and its place of record, which, when recorded in the required, shall be conclusive proof of proper appointment of the successor trustee. 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 accured thereby (including costs and expenses actually incurred in enforcing the terms of the obligation and trustee's and attorney's fees not exceeding \$50.50 cach) 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 recordation of said notice of default and giving of said notice of said, the trustee shall sell said property at the time and place fixed by him in and notice of said, 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 said. Trustee may postpone said of all or any portion of said property by public amounteement at such time and place of said and from time to time thereafter may postpone the said by public ansate and from time to time thereafter may postpone the said by public ansate of the said of the s 12. This deed applies to, increase is mought by the truscee.

12. This deed applies to, increase the benefit of, and binds all parties hereto, their heirs, legatees devisees, administrators, executors, successors and assigns. The term "beneficiary" shall mean the bioder 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 maculine gender includes the feminiae 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. Jona Mario Carpus STATE OF OREGON ) County of Klamath THIS IS TO CERTIFY that on this 2nd day of February to me personally known to be the identical individual S. 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 notatial seal the day and year last above written. Motory Public for Oregon
My commission expires: //-/2-7/ (SEAL) 0: 32 CO Loan No. STATE OF OREGON Standard Stand TRUST DEED I certify that the within instrument was received for record on the 6th day of Feb. , 19 73 at 10:57 o'clock A. M., and recorded in book M-73 on page 1295.

Record of Mortgages of said County. FIRST FEDERAL SAVINGS & Witness my hand and seal of County LOAN ASSOCIATION After Recording Return To: FIRST FEDERAL SAVINGS County Clerk 540 Main St.

Klamath Falls, Oregon

3943 & 671 St FEE \$4.00 Dorotman 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 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 First Federal Savings and Loan Association, Beneficiary DATED:

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