

THIS TRUST DEED, made this 7thday of ALAN L. CAIN and DARLENE F. CAIN, husband and wife as grantor, William Ganong, Jr., as trustee, and 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 states

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 10 in Block 4 of SECOND ADDITION TO MOYINA, 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, easurents or privileges now or hereditor belonging to, derived from or in anywise appor-taining to the above described premises, and all plumbing, lighting, heating, ventilating, air-conditioning, refrigerating, watering and intrigation apparatus, equipment and fatures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpeting and line apparatus, studies and built-in ranges, dishwashers and other built-in appliances now or hereafter installed in or used in connection with the above 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 mitravity. ETCHER MICLEAND AND NO/100*

each agreement of the grantor herein contained and the payment of the sum of TWENTY EIGHT THOUSAND AND NO/100***

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 ovidenced by a note or notes. If the indebtedness secured by this trust deed is evidenced by a the beneficiary may redit payments received by it upon more than one note, the beneficiary may redit 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.

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more than one note, the beneficiary may credit payments received by it upon as the beneficiary may elect. The grantor hereby covenants to and with the trustee and the beneficiary herein that the said permission and property conveyed by this trust deed are free and clear of all permissions and property conveyed by this trust deed are solution to the construction and property conveyed by this trust deed are executors and administrators shall warrant and defend his said tilt theorets against the claims of all persons whomeover. The grantor covenants and agrees to pay said note according to the terms there and, when due, all taxes, assessments and there charges leveled against the construction and agrees to pay said note according to the terms there on the claims of all persons whomeover. The grantor covenants and agrees to pay said note according to the terms there or onstruction and management of the terms of the construction or hereafter construction and management of the term and there on the date or hereafter construction and managed or destroyed and pay, when due, all asid property which may be after within six months from the date beneficiary withmove or destroy to manage the said property at all costs incurred therefort. To replace any work or materials unsatisfactory are consenter therefort to replace any work or materials unsatisfactory are consenter erected upon said promises to keep all buildings and improvements now consenter erected upon said property in good reparts and inductions now or hereafter erected on said promises coordinal improvements and property shift and the original any or companies accopiable to the bene-ficiary, and to deliver the original may or companies accopiable to the bene-se or such other hazards as the benefician any more the main tor suffer how and less than the original may or companies accopiable to the bene-se or such other hazards as the benefician and with approved less praylis crintenging pince of business of the beneficiary at least and policy other hazards and the

Init and indices of the interaction of the constitution, which insurance and increation obtain insurance for the benefit of the built term of the policy thus obtained. The second secon

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 deficit to the beneficiary upon as they become due, the grantor shall pay after such demand, the beneficiary demand, and if not pauld within ton dry after such demand, the beneficiary may at its option add the amount of such deficit to the peneficiary oblightion secured hereby. Should the grantor fail to keep any of the foregoing covenants, then the beneficiary may at its option carry out the same, and noise septenditures there-for shall draw interest at the rate specified in the iten of this trust deed. In this connection, the beneficiary shall here and the iten of this trust deed. In this connection, the beneficiary shall here and the iten of this trust deed. In this connection, the beneficiary shall here and the iten of this trust deed. In this connection, the beneficiary shall here and the term set or shall property as in its sole discretion it is may deem necessary or advisable.

property as in its sole discretion it may deem necessary or autisable. The grantor further agrees to comply with all have, ordinances, regulations, covenants, conditions and restrictions affecting said property; ito pay ill costs, covenants, constant of the trust, including the cost of title search, as well as the other costs and restrictions of the truste incurred in connection, with or the other costs of this trust, including the cost of title search, as well as in expenses of the trustee incurred in connecting to affect the security on appear in and defend any action or proceeding purporting to affect the securit on appear in cluding to a other security of the trustee of title and attorney's fees and costs and expenses, including cost of evidence of title and attorney's fees in a costs and expenses, including cost of evidence of this dual to pay all costs, the beneficiary to foreclose this deed, and all said sums shall be secured by this trust deed.

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 beneficiary shall have the right to commence, prosecute in its own meme, appear in or defend any ac-tion or proceedings, or to make any comport that all or any portion of the money's such taking and, if it so clects, to requery that all or any portion of the money's payhole as compensation for such taxing which are in czeess of the amount re-ported by the grantor in such taxing, shall be poil to the beneficiary or incurred by the grantor in such resonable costs and expenses and attorney's fees necessarily paid or the undertedness secured hereby; and the grantor agrees at its own expense, to take such actions, promptly upon the beneficiary's the enecessary in obtaining such compensation, promptly upon the beneficiary's acuest. 2. At any time and from time to time upon written request of the hene-

request. 2. At any time and from time to time upon written request of the beneficiary? 2. At any time and from time to time upon written request of the bene-ficiary, payment of the frees and presentation of this deed and the note for en-ficiary, payments of the indebtefices, the tracket and the note for en-ficiary, payments of the indebtefices, the tracket and the tracket of the presentation of the payment of the indebtefices, the tracket and any case and full reconveyance, for cancellation), without affecting the consent of any making of any map or plat of said property; (b) join in any mabordination any casement or creating and restriction thereon, (c) join in any mabordination and casement affecting this deed or the lien or charge hereof; (d) reconvey-without wareanty, all or any part of the property. The grantee in thereto'' and there is described as the "person or persons legally entitle thereto" and the recitals therein of any matters or narks shall be conclusive proof of the trutfulness thereof. Trustee's fees for any of the services in this paragraph shall be 63.00.

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 and there any matters or facts shall be conclusive properties of the person of persons legally entitled thereto?
 and there any matters or facts shall be conclusive properties of the persons legally entitled thereto?
 be \$5.00.
 and ditional security, grantor hereby assigns to heneficiary during the conclusions of these trusts all rents, issues, royalites and profits of the period of any personal property located thereon. Until grantor shall deal of any personal property located thereon. Until error shall deal of any personal property located thereon. Until grantor shall be availed by this deal of any personal property located thereon. Until grantor shall be availed by the performance of assues, royalites and profits earned prior to default to they lect all such ren provide. There any indubtion there are there or the become due at any time without negative that the property of a state of the indebtedness hereby secured, enter upon to at any time without negative and for or otherwise collect the rents, issues and profits, including these parts and end unput, and apply the states and expression and collection, including the secure and end unput, and apply the states and expression and collection, including the secure and end unput, and apply the states and expression and collection, including the secure and end thereto any industry and the secure and any industry and the secure and apply the states and expression and collection, including the secure and the secure and apply the states and expression and collection and collection and the secure and apply the state and profits.

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		u	e trustee shall	
i. The entering upon and taking possession of said property, the collection h rents, issues and profits or the proceeds of fire and other insurance po proceeding of the property and taking or damage of the property and pplication or release thereof, as aforesaid, shall not cure or waive any d or notice of default hereunder or invelidate any act done pursuant notice.	Any De	d by the preceding postponement. The deed in form as required by law, com- any covenant or warranty, express o matters or facts shall be conclusive son, excluding the trustee but includi prehase at the sale.		
opincially of default hereunder or invalidate any act tools purchase notice. 6. The grantor shall notify beneficiary in writing of any sale or co for sale of the above described property and furmath hereifciary on applied its with such personal information concerning the purchaser applicative borgeneration of a new loan applicant and shall pay beneficia vec charge.	 truthfulness thereof. Any per and the beneficiary, may per any pe	rechase at the sale. sells pursuant to the powers prock occesis of the trustee's sale as fol netuding the compensation of the attorney. (2) To the obligation as persons having recorded liens subs but trust deed as their interests) The surplus, if any, to the grant in interest entitled to such surplus interest by taw the beneficiary ma	ted herein, the lows: (1) To trustee, and a secured by the equent to the	
supplied it with such personal information and shall pay beneficial ordinarily be required of a new loan applicant and shall pay beneficial vice charge. 6. Time is of the essence of this instrument and upon default by t 7. Time is of the casence of a secured hereby or in performance of a	trust deed, (3) To all interests of the trustee in order of their priority. (4 ay deed or to his successor m-	bersons having recorded networks the trust deed as their interests the trust deed as their interests of the surplus, if any, to the grants in interest entitled to such surplus accepted by law, the beneficiary ma	appear in the or of the trust y from time to	1. 72° #
vice charge. 6. Time is of the essence of this instrument and upon default by t or in payment of any indebtedness secured hereby or in performance of a ment hereunder, the beneficiary may declare all sums secured hereby table of the trust property which notice of written notice of defa stelevice not payable by delivery to the trustee of written notice of defa stelevice not sell the trust property which notice of default and election to se filed for record. Upon delivery of and notice of default and election to s seneficiary shall deposit with the expenditures secured hereby, whereupon s and documents ovidencing are of table and give notice thereof as the	10. For any reason p be time appoint a successor of successor trustee appointed rry voyance to the successor tr and duties conferred upon a successor trustee appointed the appointment and subsidiation of the successor trustee appointed to the successor trust	in increase contracts the beneficiary may r auccessors to any trustee named he herounder. Upon such appointment o ustee, the latter shall be vested with my trustee herein named or appointed lituiton shall be made by written inst ing reference to this trust deea a	all title, powers hereunder. Kach rument executed all title place of	
ore shall fix the time and prove	when record	the property is situated, shall be co	nclusive proof of	4 ···
red by law. 7. After default and any time prior to five days before the date the Trustee for the Trustee's sale, the grantor or other person the Trustee for the entire amount then due under this trust deed beged may pay the entire amount then due under this trust deed secured the theory (including coast strustee's and attorney's inforcing the torms of the obligation and throus the principal as we exceeding \$50.00 each) other than such portion of the principal as we then be due had no default occurred and thereby cure the default.	red 11. Trustee accepts ces ledged is made a public re uid to notify any party hereto any action or proceeding i party unless such action	a successor truster, this trust when this deed, duly execu- cord, as provided by law. The trustee of ponding sale under any other dee of ponding sale under any other de or proceeding is brought by the tr or proceeding is brought by the tr	binds all parties	为自日
8. After the lapse of such thing and giving of said notice of said.	horato their heirs, legate	is to, inures to the betters, executories devisees, administrators, executories in the holder and iciary" shall mean the holder and	s, successors and owner, including as a beneficiary	
recordation of said notice of deflations and place fixed by him in said no tice shall sell and property a strate parcels, and in such order as he may nale, either as a whole or in the highest bidder for cash, in lawful money of hide attracts of the time of sails. Trustee may postpone saise of a tod States, payable at the time of sails. Trustee may postpone saise of a portion of said p too true thereafter may postpone the saile by public and from time to time thereafter may postpone the saile by public IN WITNESS WHEREOF, scild grantor has hereur	an cludes the plural.			A Strategy and the second s
IN WITNESS WHEREOF, said granio, has hered	Kil	an S. Lain	,(SEAL) •	
	Da	lene Ila	(SEAL)	
THIS IS TO CERTIFY that on this day of standard state personally approximate state state personally approximate state state state state personally approximate state stat	June	, 19.73, before me, the	e undersigned, a	
otory Public in and for soid county and substitute F	in and who executed the for	and wife egoing instrument and acknowle	dged to me that	
me personally known to be the identical individual indiniti individual indiniti individual individual individual individu	d affixed my notarial seal th	te day and year last above with	llen.	
SUBLICE	tambet	Daune		10-11-12-14-14-14-14-14-14-14-14-14-14-14-14-14-
SEAD OF OF				(
Loan No.		STATE OF OREGON) County of Klamath	5.	
TRUST DEED		I certify that the with was received for record day of _June	on the lite	
	(DON'T USE THIS SPACE: RESERVED FOR RECORDING	at 3:50 o'clock P.M.	page 7201	
	LABEL IN COUN- TIES WHERE USED.)	Record of Mortgages of s Witness my hand and		
FIRST FEDERAL SAVINGS & LOAN ASSOCIATION Beneficiary		affixed.	County Clerk	1897 Bar
Alter Recording Return To: FIRST FEDERAL SAVINGS 540 Main St.		Bolicia Quin	talu Deputy	T (P) T (Second
Klamath Falls, Oregon	\$2.00			
REQUEST F	OR FULL RECONVEYA	INCE		
	when obligations have be		ed by said trust deed	
TO: William Ganong, Trustee The undersigned is the legal cwner and holder of all inde have been fully pald and satisfied. You hereby are directed, pursuant to statute, to cancel all evidences of indebtedness se trust deed) and to reconvey, without warranty, to the partie	biedness secured by the foregoin payment to you of any sur- cured by said trust deed (while designated by the terms of	going trust deed. All sums security ns owing to you under the terms ich are delivered to you herewi said trust deed the estate now h	of said trust deed or th together with said eld by you under the	
pursuant to status, o cartering, without warranty, to the parties same.		Savings and Loan Associ		
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DATED:			-3201	
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