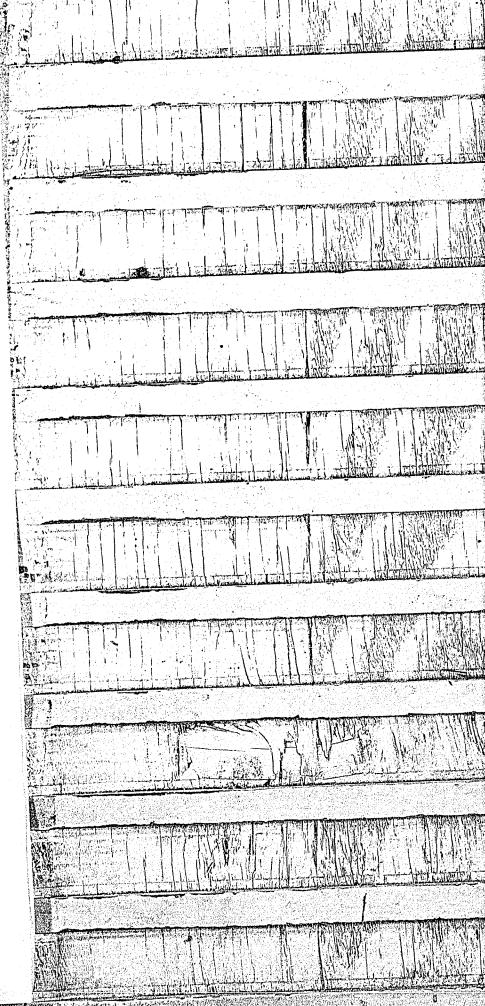
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STATE OF OREGON FHA FORM NO. 2169t Rev. April 1971

This form is used in connection with deeds of trust insured under the oneto four-family provisions
National Housing Act.

DEED OF TRUST

etween	JAMES M. RAM	MSTAD and BEVERLY K.	RAMSTAD, husband and wi	as grantor,
whose address is	2649 Altamo (Street and n TRANSAMERIC	nt	Klamath Falls (City)	State of Oregon,
	AMFAC MORTO	SAGE CORPORATION, an	Oregon corporation	, as Beneficiary.
WITNESSETH	That Grantor irrevocat	oly GRANTS, BARGAINS, S	SELLS and CONVEYS to TRUSTI	EE IN TRUST, WITH
	HE PROPERTY IN	Klamath	County, State of	Oregon, described as:
· · · · · · · · · · · · · · · · · · ·		Cula Hoot	one half of Lot 5 amath County, Oregon.	
i				
			or hereafter thereunto belonging or ht, power, and authority hereinafte	



(III) interest on the note secured hereby; and
(IV) amortization of the principal of the said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good prior to the due date of the next
such payment, constitute an event of default under this Deed of Trust.

3. In the event that any payment or portion thereof is not paid within fifteen (15) days from the date the same is due, Grantor
agrees to pay a "late charge" of two cents (24) for each dollar so overdue, if charged by Beneficiary.

4. If the total of the payments made by Grantor under (b) of paragraph 2 preceding shall exceed the amount of payments
actually made by Beneficiary for ground rents, taxes or assessments, or insurance premiums, as the case may be, such excess, at the
option of Beneficiary, shall be credited by Beneficiary on subsequent payments to be made by Grantor, or refunded to Grantor. It,
option of Beneficiary, shall be credited by Beneficiary on subsequent payments to be made by Grantor, or refunded to Grantor. It,
option of Beneficiary, shall be credited by Beneficiary on subsequent payments to be made by Grantor, or refunded to Grantor. It,
option of Beneficiary, shall be credited by Beneficiary on subsequent payments to be made by Grantor, or refunded to Grantor. It,
option of Beneficiary, shall be credited by Beneficiary and any amount necessary to make up the deficiency on or before the date when payment of such ground rents, taxes,
not make the provisions assessments, or insurance premiums shall be due. If at any time Grantor shall bender to Beneficiary, in accordance with the provisions
assessments, or insurance premiums shall be due. If at any time Grantor shall tender to Beneficiary, has not become obligated
the account of Grantor all payments made under the provisions of (a) of paragraph 2, which the Beneficiary has not become obligated
the account of Grantor all payments made under the provisions of (a) of paragraph 2, which the Beneficiary shall
premises in accordance with the provisions h

service of the same,

(d) that work shall not cease on the construction of such improvements for any reason whatsoever for a period of fifteen (15)

(d) that work shall not cease on the construction of such improvements for any reason whatsoever for a period of fifteen (15) calendar days.

The Trustee, upon presentation to it of an affidavit signed by Beneficiary, setting forth facts showing a default by Grantor under this mumbered paragraph, is authorized to accept as true and conclusive all facts and statements therein, and to act thereon hereunder.

7. Not to remove or demolish any building or improvement thereon.

8. To comply with all laws, ordinances, regulations, convenants, conditions, and restrictions affecting said property.

8. To provide and maintain insurance against loss by fire and other hazards, casualties, and contingencies including war damage of the property of the provide and maintain insurance against loss by fire and other hazards, casualties, and contingencies including war damage of the required from time to time by the Beneficiary in such amounts and for such periods as may be required by the Beneficiary, which with loss payable to the Beneficiary and Grantor, as their interests may appear, and to deliver all policies to Beneficiary, which delivery shall constitute an assignment to Beneficiary of all return premiums.

10. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of the property or Trustee; and should Beneficiary or Trustee elect to also appear in or defend any such action or proceeding, to pay all send to a papear and should Beneficiary or Trustee elect to also appear in or defend any such action or proceeding, to pay all send to a papear and to defend any such action or proceeding, to pay all lattoring to Trustee; and should Beneficiary or Trustee. Trustee elect to also appear in or defend any such action or proceeding, to pay all lattoring to Trustee; and attorney's fees in a reasonable sum incurred by Beneficiary or Trustee.

11. To pay at least 10 days before delinquency all assessments upon water company stock, and all rents, assessments and elarges for wa

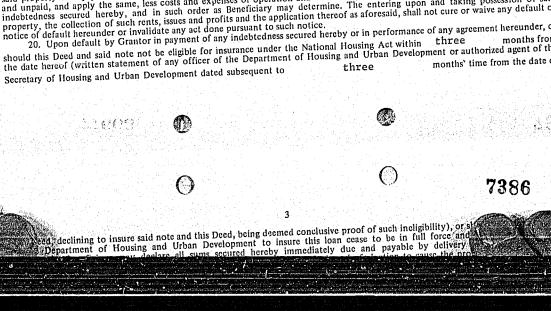
eligible for insurance by Beneficiary under the provisions of the National Housing Act and amendments thereto, and agrees not to do, or cause or suffer to be done, any act which will void such insurance during the existence of this Deed.

IT IS MUTUALLY AGREED THAT:

14. Should Grantor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Grantor and without releasing Grantor from any obligation hereof, may: obligation so to do the same in such manner and to such extent as either may deem necessary to protect the security hereof. Beneficiary or Trustee being authorized to enter upon the property for such purposes; commence, appear in and defend any action or proceeding. Trustee being authorized to enter upon the property for such purposes; commence, appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Bugeficiary or Trustee; pay, purchase, const, or compromise any purporting to affect the security hereof or the rights or powers of Bugeficiary or Trustee; pay, purchase, const, or compromise any purporting liability, expend whatever amains in its absolute discretion it may deem necessary therefor, including costs of evidence of title, employ counsel, and pay his reasonable fees.

15. Should the property or are part thereof be taken or damaged by reason of any public improvement or condemnation proceedings, or damaged by fire; or earthquake, or in any other manner, Beneficiary shall be entitled at its option to commence, appear in, and prosecute in its own name, any other payments or relief therefor; and shall be entitled at its option to commence, appear in, and prosecute in its own name, any other payments or relief therefor; and shall be entitled at its option to commence, appear in, and prosecute in its own name, any compensation, and the notice property, are hereby assigned beneficiary who may after deducting thereforem all its expenses, includi

should this Deed and said note not be eligible for insurance under the National Housing Act within three months from the date hereof (written statement of any officer of the Department of Housing and Urban Development or authorized agent of the



abund this lised and soil outs not be shighly for trainings under the lighting Boosing Act within the shighly for the date in the date increal (within distance) of any others of the Department of Housing and Orban Development or sufficient the date of the date in the date of the da figurethry of Housing and Urban Development dated subsequent to 17、天道2至如海 7386 this Deed, declining to insure said note and this Deed, being deemed conclusive proof of such ineligibility), or should the commitment of the Department of Housing and Urban Development to insure this can cease to be in full force and offect for any reason whatsoever, Beneficiary may decare all sums secured hereby immediately due and payable by delivery to Trustee of written notice Trustee shall cause to be duly flied for record. Beneficiary shall also deposit with Trustee this Deed, the note and all documents notice Trustee shall cause to be duly flied for record. Beneficiary shall also deposit with Trustee this Deed, the note and all documents notice Trustee shall cause to be duly flied for record. Beneficiary shall also deposit with Trustee this Deed, the note and all documents notice are recorded by law, Trustee, without demand on Grantor, shall sell said property to the state of size of the state STATE OF OREGON COUNTY OF JACKSON , hereby certify that on this 1, the undersigned, Notary Public , 19 73, personally appeared before me to me known to be the individual described in and who executed the within instrument, and acknowledged that free and voluntary act and deed, for the uses and purposes _they_ signed and sealed the same as _ their therein mentioned.

Given under my hand and official seal the day and year last above written Marlene T. Addington Notary Public for Oregon My commission expires 3-21-77 REQUEST FOR FULL RECONVEYANCE Do not record. To be used only when note has been paid. To: TRUSTEE.

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by any sums owing to you under the terms of said Deed of Trust, and to reconvey, without warranty, to the parties designated by the said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder. STATE OF OREGON COUNTY OF day of I hereby certify that this within Deed of Trust was filed in this office for Record on the , A.D. 19 73, at 3; 11 o'clock P M., and was duly recorded in Book of Record of Mortgages of KI. MATH M 73 County, State of Oregon, on June 7384 page FEE \$ 6.00 GPO 909-23