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	01-09519 28-6244 84027 2017 1918 16503	
	TRUST DEED THIS TRUST DEED, made this 13thgay of December MAXWELL S. HARGROVE, A Single Man , as granter, 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; WITNESSETH: The grantor irrevocably grants, bargains, sells and conveys to the trustee, in trust, with power of sale, the	
	The grantor interocably grants, bargains, sens and conveys to the address of the property in Klamath County, Oregon, described as: Lot 5 and the Northeasterly 1/2 of Lot 6 in Block 12 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon	
		The second se
	which said described real property does not exceed three acres, together with all and singular the appurtenances, tenements, hereditaments, 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 heroafter belonging to, derived from or in anywise appor- rents, issues, profits, water rights and other rights, easements or privileges now or heroafter belonging to, derived from or in anywise appor- rents, issues, profits, water rights and other builting, lighting, heating, ventilating, air-conditioning, refrigerating, watering and lino- taining to the above described premises, and all plumbing, lighting, heating, ventilating, no place such as wall-to-wall carpeting and lino- taining to the above described premises, and all plumbing, lighting, heating, ventilating in place such as wall-to-wall carpeting and lino- taining to the above described premises, together with all awnings, venetilat bilinds, floor covering in place such as wall-to-wall carpeting and lino- apparatus, equipment and fixtures, together with all awnings, venetilate biling, installed in or used in connection with the above approximates and the baby and other built-in appliances now or hereafter installed in or used in connection with the above	
	leum, shades and builts failudes, including all interest therein which the grantor has or may herediter acquire, for the purpose of BUNDRED AND NO described premises, including all interest therein which the grantor has or may herediter acquire, for the purpose of BUNDRED AND NO BOLLARS each agreement of the grantor herein contained and the payment of the sum of EIGHT THOUSAND SIX HUNDRED AND NO DOLLARS (88,600.00) Dollars, with interest thereon according to the terms of a promissory note of even days herewith, payable to the beneficiary or order and made by the grantor, spincipal and interest being payable in monthly installments of \$1.5500000000000000000000000000000000000	
	This trust deed shall further secure the payment of such additional moley indebtedness. If the reserve account for taxes, assessments, insurance pleamants indebtedness, i	
	The grantor hereby coverants to and with the trustee and the beneficiary main the grantor with the stand promises and property conveyed by this trust deed are herein that the said premises and property conveyed by this trust deed are herein that the said premises and property conveyed by this trust deed are herein that the said premises and administrations shall variable and the grantor will and his heirs, against the claims of all presents and agrees to pay said note according to the terms the claims of all presents and agrees to pay said note according to the terms the claims of all presents and agrees to pay said note according to the terms the claims of all presents and agrees to pay said note according to the terms the claims of all presents and agrees to pay said note according to the terms the claims of all presents and agrees to pay said note according to the terms the claims of all presents and agrees to pay said note according to the terms the claims of all presents and agrees to pay said note according to the terms the claims of all presents and agrees to pay said note according to the terms the claims of all presents and agrees to pay said note according to the terms the claims t	
-	or hereafter constructed on said premises within air molities from and restore hereof or the date construction is hereafter commenced; to repair and restore promptly and in good workmanlike manner any building or improvement said property which may be damaged or destroyed and pay, when due, all said property which may be damaged or destroyed and pay, when due, all said property which may be damaged or destroyed and pay, when due, all said property which may be damaged or destroyed and pay, when due, all said property which may be damaged or destroyed and pay, when due, all said property which may be damaged or theoretical unstatactory to times during construction; to replace any work or materials unstatactory to beneficiary within fifteen days a state which and heneficiary of state or provents of a destroyed and a state which the heneficiary or trustee may appear and in any suit brought by ben	
	constructed on said premises; to keep all good repair and to commit or suffer decu. hereafter erected upon said promises; to keep all buildings, property and improvements no waste of said premises; to keep all buildings, property and improvements ow or hereafter feeted on said premises combuously heaved sgainst loss. The heneficiary will furnish to the grantor on written required to furni owned to the said premises; to keep all buildings, property and lime require, annual statement of account but shall not be obligated or required to furni	
	approven loss proven los proven loss proven loss proven loss proven loss prove	
	principal and interest payable under the terms of the taxes, assessments and hereby, an amount equal to one-tweight (1/12 h) groperty within each succeed- other charges due and payable with respect to faighth of the insurance premiums ing twelve months, and also conchitry strik (sech succeeding three years while payable with respect to said property within (sech succeeding three years while trust deed remains in grifted, as estimated and directed by the beneficiary, payment of its fees and presentation of this deed and the note for ficiary, payments of its fees and presentation of the sech succeeding three may trust deed remains in grifted, as estimated and directed by the beneficiary, this trust deed remains in grifted, as estimated and directed by the beneficiary.	
	the beneficiary in trut as a feature charges when they shall become due premiums, taxes, assessments or other charges when they shall become due and payable. while the grantor is to pay any and all taxes, assessments and other while the grantor is to pay any and all taxes, assessments and other the recitals therein of any matters or facts shall be conclusive proof of the recitals therein of any matters or facts shall be conclusive proof of the recitals therein of any matters or facts shall be conclusive proof of the recitals therein of any matters or facts shall be conclusive proof of the recitals therein of any matters or facts shall be conclusive proof of the recitals therein of any matters or facts shall be conclusive proof of the recitals therein of any matters or facts shall be conclusive proof of the recitals therein of any matters or facts shall be conclusive proof of the recitals therein of any matters or facts shall be conclusive proof of	the caph and the c
	said property in the amounts as shown by the scatter charges, and to pay the grantor shall default in the paynet hereunder, grantor shall have the right to by the collector of such tarse, assessments or other charges, and to pay the grantor shall default as insurance premiums in the amounts shown on the statements submitted by the insurance carriers or their representatives, and to charge said sums to the principal of the loan or to withdraw the sums which may be required from principal of the loan or to withdraw the sums which may be required from the reserve to hold the buefflicity reponsible for failure to have any inaur.	
	ance written or for any loss or damage growing out of a uncreating of any said property, or any part thereof, in its own hame due for out who are supported in the second and and and and and and and and and a	



STATE OF OREGON

172 08 6

(SEAL)

Loan No. ..

TO: William Ganong.

DATED:

53. THIS IS TO OERTAY that on this 13

TRUST DEED

TO

FIRST FEDERAL SAVINGS &

LOAN ASSOCIATION

Klamath Falls, Oregon

After Recording Return To: FIRST FEDERAL SAVINGS 540 Main St.

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16504 6. The entering upon and taking possession of said property, the collection fates rents, issues and profits or the proceeds of fire and other insurance po-letes or compensation or awards for any taking or damage of the property, and the application or release thereof, as aloresaid, shall not cure or waite any de-sault or motion of default bercunder or invalidate any act done puruent to nouncement at the time fixed by the preceding postponement. The trustee deliver to the purchaser his deed in form as required by law, convering the perty as sold, but without any coverant or warranty, express or impled recitals in the deed of any matters or facts aball be conclusive proof o truthfulness thereof. Any person, excluding the trustee but including the gr and the beneficiary, may purchase at the sale. 5. The grantor shall notify beneficiary in writing of any sale or con-for sale of the above described property and furnish beneficiary on a supplied it with such personal information concerning the purchaser as ordinarily be required of a new losn applicant and shall pay beneficiary los charge. 9. When the Trustee sells pursuant to the powers provided hardin, 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. (8) To the ohligation secured by the strust deed. (3) Fo all persons having recorded liens subsequent to the interests of the truste. (4) The trust doed as their interests appear in the order of their priority. (4) The suprise, the successor in interest cutilied to such surplus. 6. The is of the essence of this instrument and upon default by the grantor in payment of any indentedness secured hereby or in performance of any agreement hereunder, the basefield ary may declare all sums secured hereby in-mediately due and payable by delary may declare all sums declares and election notice of written notice of default and election to sell the trust property. The trustee of written and election to sell the trust property is the truste and election to sell the basefield and all promissory notes and documents evidencing expenditures secured hereby, whereupon the trustees ball fix the time and place of sale and give notice thereof as then required by law. 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 tensee named herein, or to any successor trustee appointed hereunder. Upon the spontimet and without con-veyance to the successor trustee, the latter shall be reached with all title, powers and duties conferred upon any trustee herein name do or appointed hereunder. Each such appointment and substitution shall be made do a spontice dard its place of record, which, when recorded in the office of the county server or teorider of the south or counties in which the property is situated, 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 the Trustee for the Trustee's sale, the grantor or other person so rileged may pay the entire amount then due under this trust deed and obligations secured thereby (including costs and expenses actually incurred enforcing the terms of the obligation and trustee's and attorney's foces exceeding \$50.00 each) other than such portion of the principal as would then be due had no default occurred and thereby cure the default. proper appointment of the successory functed, small be conclusive proof of 11. Trustee accepts this trust when this deed, duly executed and acknow-ledged is made a public record, as provided by law. The trustee is not obligated to notify any party hereto of pending asle under any other deed of trust or of any action or proceeding in which the grantor, beneficiary or trustee thall be a party unless such action or proceeding is brought by the trustee. 12. This deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees deviaces, administrators, executors, successors and assign. The term "beneficiary" shall mean the holder and owner, including heretin, in construing this deed and whenever the context so requires, the mas-culine gender includes the feminine and/or neuter, and the singular number in-clodes the optical. 子が Ŋ 6. After the lapse of such time is may then be required by law following the recordation of said notice of default and time and place fixed by haw following the secondation of said notice of default and giving of said notice of saie, the trustee shall sell said property at the time and place fixed by him in said notice of saie, either as a whole or in separate parcele, and is such order as he may determine, as public suction to the highest bidder for each, in lawful money of the United States, payable at the time of saie. Thus the may determine is and property by public announcement at such time and place of all or any portion of said property by public announcement as a such time and place of the main set for mine the saie and form time to the the there are the main of the main set for mine the saie the main of the main set for main set for the main set for main set for the main set for main set for the mai 꼢 IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal the day and year first above written. Mapuel & Hargrove ...(SEAL) (SEAL) December 19.73 before me, the under ...day of... Monty Public in and for sold county and state, personally appeared the within named..... to me personally fnown to be the identical individual..... named in and who executed the foregoing instrument and ackn IN TESTIMONY-WHEREOF, I have hersunto set my hand and affixed my potarial seal the day and year Notery Public for Oregon My commission expires: 10 a 10.25-74 STATE OF OREGON } ss. E ALCON I certify that the within instrument was received for record on the _____8 day of _____73 at 11:02 o'clock _____8, and recorded in book _____73 ____0 page ____6503 (DON'T USE THIS SPACE: RESERVED Record of Mortgages of said County. LABEL IN COUN 12 USED.1 Witness my hand and seal of County affixed. Wm. D. Milne County Clerk 4.00 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 autified. 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 same. First Federal Savings and Loan Association, Beneficiary 11. Water - ----