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TRUST DEED

THIS TRUST DEED, made this 9th day of April, 1974, between
CHARLES M. HASTINGS and BARBARA J. HASTINGS, husband and wife
William Ganong, Jr., as trustee, and

CHARLES M. HASTINGS and BARBARA J. HASTINGS, 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;

WITNESSETH:

WITNESSETH:

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 6 in Block 1 of Tract 1035 GATEWOOD IN THE CITY
OF KLAMATH FALLS, 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 appertaining to the above described premises, and all plumbing, heating, ventilating, air-conditioning, refrigerating, water, sewer and irrigation apparatus, equipment and fixtures, together with all coverings, venetian blinds, floor covering in place such as wall to wall carpeting and linoleum, shades and built-in ranges, dishwashers and other built-in appliances now or hereafter installed and in use and in connection with the above described premises, including all interest therein which the grantor has or may hereafter acquire, for the purpose of securing performance of the sum of TWENTY-SIX THOUSAND AND NO/100 ---

each agreement of the grantor herein contained and the payment of the sum of TWENTY-SIX THOUSAND
(26,000.00) Dollars, with interest thereon according to the terms of a promissory note of even date herewith payable to the
 beneficiary or order made by the grantor, principal and interest being payable in monthly installments of \$ 204.65 commencing
May 10th, 1945.

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 indebtedness secured by this trust deed evidenced by note or notes. If the beneficiary may credit payments received by it upon more than one note, the beneficiary may credit payment on one note and part on another, 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.

[illegible][illegible][illegible]

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 the beneficiary upon as they become due, the grantor shall pay the deficit 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 asserted hereby.

Should the grantor fail to keep any of the foregoing covenants, then the beneficiary may at its option carry out the same, and all its expenditures therefor shall draw interest at the rate specified in the note, shall be repaid by 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 cost of title search, as well as the costs and expenses of the trustee incurred in connection with and for the enforcement of this obligation, and trustee's and attorney's fees actually incurred to appear in and defend any powers of the beneficiary or trustee; and to pay all taxes hereof or on the income of this trust, including the cost of title and title insurance, including cost of evidence of title and the cost of application or proceeding in connection therewith, and to pay all costs and expenses of the trustee in reasonable sum to be fixed by the court in any proceeding brought by the beneficiary to enforce 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:

[illegible][illegible][illegible]

