

## TRUST DEED

THIS TRUST DEED, made this 23rd day of August, 1974, between  
GARRY L. FRAHM and COLENE T. FRAHM, 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;

## 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:

Beginning at a point which is North along the quarter line a distance  
of 371.14 feet from the center of Section 7, Township 38 South, Range  
9 East of the Willamette Meridian, and running thence North 89° 49'  
West a distance of 390.1 feet to a point which is on the Easterly right  
of way line of the Dalles-California Highway; thence North 6° 02' East  
along said Easterly right of way line a distance of 114.0 feet to a  
point; thence South 89° 49' East a distance of 378.15 feet to a point  
which is on the North-South quarter line of said Section 7; thence  
South along said quarter line a distance of 113.4 feet to the point of  
beginning, being in the SE 1/4 NW 1/4 of Section 7, Township 38 South, Range  
9 East of the Willamette Meridian.

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 apper-  
taining to the above described premises, and all plumbing, lighting, heating, ventilating, air-conditioning, refrigerating, watering and irrigation  
apparatus, equipment and fixtures, together with all drawings, venetian blinds, floor covering in place such as wall-to-wall carpeting and tile-  
mum, shades 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 grantor has or may hereafter acquire, for the purpose of securing performance of  
each agreement of the grantor herein contained and the payment of the sum of **SEVENTEEN THOUSAND FIVE HUNDRED**  
**AND NO/100**

(\$17,500.00) 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 \$ 140.88 commencing  
September 25th, 1974.

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, wife and his heirs,  
executors and administrators shall warrant and defend his said title thereto  
against the claims of all persons whatsoever.

The grantor covenants and agrees to pay said note according to the terms  
thereof and, when due, all taxes, assessments and other charges levied against  
said property; to keep said property free from all encumbrances having pre-  
cedence over this trust deed; to complete all buildings in course of construction  
or hereafter constructed on said premises within six months from the date  
or hereafter of the date construction is hereafter commenced; to repair and restore  
hereof or the date construction is hereafter commenced; to repair and restore  
promptly and in good workmanlike manner any building or improvement on  
said property which may be damaged or destroyed and pay, when due, all  
costs incurred herefor; to allow beneficiary to inspect said property at all  
times during construction; to replace any work or materials unsatisfactory to  
beneficiary within fifteen days after written notice from beneficiary of such  
fact; not to remove or destroy any building or improvements now or hereafter  
constructed on said premises; to keep all buildings and improvements now or  
hereafter erected upon said property in good repair and to commit or suffer  
no waste of said premises; to keep all buildings, property and improvements  
now or hereafter erected on said premises continuously insured against loss  
by fire or such other hazards as the beneficiary may from time to time require  
in a sum not less than the original principal sum of the note or obligation  
secured by this trust deed, in a company or companies acceptable to the ben-  
eficiary, and to deliver the original policy of insurance in correct form and with  
approved loss payable clause in favor of the beneficiary attached and with  
premium paid, to the principal place of business of the beneficiary at least  
fifteen days prior to the effective date of any such policy of insurance. If  
said policy of insurance is not so tendered, the beneficiary may in his own  
discretion obtain insurance for the benefit of the beneficiary, which insurance  
shall be noncancelable by the grantor during the full term of the policy thus  
obtained.

In order to provide regularly for the prompt payment of said taxes, assess-  
ments or other charges and insurance premiums, the grantor agrees to pay to  
the beneficiary, together with and in addition to the monthly payments of  
principal and interest payable under the terms of the note or obligation secured  
hereby, an amount equal to one-twelfth (1/12th) of the taxes, assessments and  
other charges due and payable with respect to said property within each year-  
ing twelve months, and also one-twelfth (1/12th) of the insurance premiums  
payable with respect to said property within each succeeding three years while  
this trust deed remains in effect, as estimated and directed by the beneficiary.  
Such sums to be credited to the principal of the loan until repaid for the  
several purposes thereof and shall thereupon be charged to the payment of the  
loan; or, at the option of the beneficiary, the sums so paid shall be held by  
the beneficiary to treat as a reserve account, without interest, to pay said  
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  
charges levied or assessed against said property, or any part thereof, before  
the same begin to bear interest and also to pay premiums on all insurance  
policies upon said property, such payments are to be made through the ben-  
eficiary, as aforesaid. The grantor hereby authorizes the beneficiary to pay  
any and all taxes, assessments and other charges levied or imposed against  
said property in the amounts as shown by the statements thereof furnished  
by the collector of such taxes, assessments or other charges, and to pay the  
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 the reserve account, as the beneficiary may elect  
in no event to hold the beneficiary responsible for failure to have any insur-  
ance written or for any loss or damage growing out of a defect in any in-  
surance policy, and the beneficiary hereby is authorized, in the event of any  
loss, to compromise and settle with any insurance company and to apply any  
such insurance receipts upon the obligations secured by this trust deed. In  
computing the amount of the indebtedness for payment and satisfaction in  
full or upon sale or other disposition of the property by the beneficiary after

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 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 secured hereby.

Should the grantor fail to keep any of the foregoing covenants, then the  
beneficiary may at its option cause to be recorded in the public records a notice  
for said debt interest of said note payable to the beneficiary, and the grantor  
on demand and shall be secured by the lien of this trust deed. In the  
event of such default, the beneficiary shall have the right in its discretion to complete  
the indebtedness secured by this trust deed by the sale of the property or by  
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 this deed, as well as  
the costs and expenses of the trustee incurred in connection with or  
in enforcing this obligation, and trustee's and attorney's fees actually incurred,  
to appear in and defend any action or proceeding purporting to affect the securi-  
ty hereof or the rights or powers of the beneficiary or trustee; and to pay all  
costs and expenses, including cost of evidence of title and attorney's fees in a  
reasonable sum to be fixed by the court, in any such action or proceeding in  
which the beneficiary or trustee may appear and in any suit brought by ben-  
eficiary 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 thereof an  
account statement of account and shall not be required to furnish  
any further statements of account.

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 measure, prosecute in its own name, expense or defend any ac-  
tion 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 so  
received as compensation for such taking, which are in excess of the amount re-  
quired to pay all reasonable costs, expenses and attorney's fees necessarily paid  
or incurred by the grantor in such proceedings, shall be paid to the beneficiary  
and applied by it first upon any reasonable costs and expenses and attorney's  
fees 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 action and execute such instruments as shall  
be necessary in obtaining such compensation, promptly upon the beneficiary's  
request.

2. At any time and from time to time upon written request of the ben-  
eficiary, payment of its fees and presentation of this deed and the note for en-  
forcement (in case of full redemption, for cancellation), without affecting the  
validity of any portion for the payment of the indebtedness, the trustee may (a)  
cancel the deed of any portion of said property; (b) join in any subordination  
any easement or creating and restriction thereon; (c) join in any subordination  
of other agreement affecting this deed or the lien of charge hereby; (d) reconvey,  
without warranty, all or any part of the property. The grantor in any reconvey-  
ance may be described as the "person or persons legally entitled thereto" and  
the receipt thereon of any matters or facts shall be conclusive proof of the  
truthfulness thereof. Trustee's fees for any of the services in this paragraph  
shall be \$25.00.

3. As additional security, grantor hereby assigns to beneficiary during the  
continuance of this trust all rights, title, interest, claims and profits of the prop-  
erty affected by this deed and of any personal property located thereon. Grantor  
shall default in the payment of any indebtedness secured hereby or in  
the performance of any agreement hereunder, grantor shall have the right to col-  
lect all such sums, become receivable and payable and shall have the right to  
become due and payable. Upon any default by the grantor hereunder, the ben-  
eficiary may at any time without notice, either in person, by agent or by a re-  
ceiver to be appointed by a court, and without regard to the adequacy of any  
security for the indebtedness hereby secured, enter upon and take possession of  
said property, or any part thereof, in its own name due for or otherwise collect  
the said sums, claims and profits, including those past due and unpaid, and apply  
the same to the payment of the costs and expenses of operation and collection, including reason-  
able attorney's fees, upon any indebtedness secured hereby, and in such order  
as the beneficiary may determine.

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4. The entering upon and taking possession of said property, the collection of such rents, issues and profits or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof, as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

5. The grantor shall notify beneficiary in writing of any sale or contract for sale of the above described property and furnish beneficiary on a would ordinarily be required of a new loan applicant and shall pay beneficiary a service charge.

6. Time is of the essence of this instrument and upon default by the grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, the beneficiary may declare all sums secured hereby immediately due and payable by delivery to the trustee of written notice of default duly filed for record. Upon delivery of said notice of default and election to sell, the beneficiary shall deposit with the trustee this trust deed and all promissory notes and documents evidencing expenditures secured hereby, whereupon the trustee shall fix the time and place of sale and give notice thereof as then required by law.

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 secured thereby (including costs and expenses actually incurred in enforcing the terms of the obligation and trustee's and attorney's fees not exceeding \$50.00 each) 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 recording of said notice of default and giving of said notice of sale, the trustee shall sell said property at the time and place fixed by him in said notice of sale, 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 sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale and from time to time thereafter may postpone the sale by public announcement.

9. When the Trustee sells pursuant to the powers provided herein, the trustee shall apply the proceeds of the trustee's sale as follows: (1) To pay to the purchaser his debt in full as required by law, conveying the proceeds to the purchaser without any covenant or warranty, express or implied. The proceeds in the deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee but including the grantor and the beneficiary, may purchase at the sale.

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 appointed hereunder, upon such appointment and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by the beneficiary, containing reference to this trust deed and its place of record, which, when recorded in the office of the county clerk or recorder of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

11. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record, as provided by law. The trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which the grantor, beneficiary or trustee shall 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, devisees, administrators, executors, successors and assigns. The term "beneficiary" shall mean the holder 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 masculine gender includes the feminine 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.

*Garry L. Frahm* (SEAL)  
*Colene T. Frahm* (SEAL)

STATE OF OREGON }  
County of Klamath } ss.

THIS IS TO CERTIFY that on this 23 day of August, 1974, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named GARRY L. FRAHM and COLENE T. FRAHM, husband and wife

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 official seal the day and year last above written.

(SEAL)

Notary Public for Oregon  
My commission expires: 11-17-74

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|---|--|
| Loan No. _____  |  |
| <b>TRUST DEED</b>   |  |
| TO _____ Grantor  |  |
| FIRST FEDERAL SAVINGS & LOAN ASSOCIATION  |  |
| Beneficiary   |  |
| After Recording Return To:<br>FIRST FEDERAL SAVINGS<br>540 Main St.<br>Klamath Falls, Oregon  |  |
| STATE OF OREGON }<br>County of Klamath } ss.  |  |
| I certify that the within instrument was received for record on the <u>4</u> day of <u>Sept</u> , 19 <u>74</u> , at <u>11:20</u> o'clock <u>a</u> M., and recorded in book <u>M-74</u> on page <u>11774</u> Record of Mortgages of said County. |  |
| Witness my hand and seal of County affixed.   |  |
| <i>Wm. D. Milne</i><br>Deputy<br>4.00   |  |

**REQUEST FOR FULL RECONVEYANCE**

To be used only when obligations have been paid.

TO: William Ganong, Trustee

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 hereunto 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: \_\_\_\_\_ 19\_\_\_\_ by \_\_\_\_\_