01-09886 38-9061 m 2205 Vol 75 Para 7420	a second and a second
TRUST DEED	
THIS TRUST DEED, made this 18thday of <u>June</u> , 1975, between WILLIAM C. FRIDINGER AND ELIZARCEH M. FRIDINGER, husband and vife	hand have been the state of the
TUPST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, a corporation organized and	
existing under the raws of the children with the second se	I I I I I I I I I I I I I I I I I I I
The grantor irrevocably grants, bargains, sells and conveys to the trustee, in trust, with power ci sale, the property in Klamath County, Oregon, described as: Beginning at an iron pin which lies West along the Section line a Beginning at an iron pin which lies West a distance of 56.5 feet	
Beginning at an iron pin which lies West along the Detrin of 56.5 feet distance of 1398.6 feet and North 4°00' West a distance of 56.5 feet and North 64°07' West a distance of 42.2 feet and North 26°41' West and North 64°07' West a distance of 42.2 feet and North 26°41' Mest	A state of the sta
a distance of 63 feet and North 19 feet from the iron pin which and North 23°38' West a distance of 231.1 feet from the iron pin which	, more and a second of a local second of the local second of the
and North 23°38' West a distance of 231.1 feet from the unit of 12, Township marks the quarter section corner common to Sections 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian, and running thence North 27°23' West a distance of 251.15 feet to an iron pin; thence North 27°23' West a distance of 111 1 feet to an iron pin; thence South	
North 27°23' West a distance of 251.15 feet to an iron pin; thence South South 88°04' East a distance of 111.1 feet to an iron pin; thence South 35°25' 58°09' East a distance of 77.7 feet to an iron pin; thence South 10°22' West	and the second state of th
South 88°04' East a distance of 111.1 feet to an iron pin; thence South 35°25' 58°09' East a distance of 77.7 feet to an iron pin; thence South 10°22' West East a distance of 80.9 feet to an iron pin; thence South 62°22' West a a distance of 62.45 feet to an iron pin; thence South 62°22' West a distance of 109.7 feet, more or less, to the point of beginning.	
a distance of 62.45 feet to an iron pin, chemic of beginning.	
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, appendix of the said described real property does not exceed three acres, together with all and singular the appurtenances, tenements, hereditaments, appendix of the said described real property does not exceed three acres, together with all and singular the appurtenances, tenements, hereditaments, appendix of the said described real property does not exceed three acres, together with all and singular the appurtenances, tenements, hereditaments, appendix of the said described real property does not exceed three acres, together with all and singular the appurtenances, tenements, hereditaments, appendix of the said described real property does not exceed three acres, together with all and singular the appurtenances, tenements, hereditaments, appendix of the said described real property does not exceed three acres, together with all and singular the appurtenances, tenements, appendix of the said described real property does not exceed three acres, together with all and singular the appendix of the said described real property does not exceed three acres, together with all and singular the appendix of the said described real property does not exceed three acres, together with all and singular the appendix of the said described real property does not exceed three acres, together with a said described real property does not exceed three acres, together with all and singular the appendix of the said described real property does not exceed the said describ	No. 1 Annual
rents, issues, profils, water higher did state and all plumbing, lighting, heating, ventilating, direcontinuing, taking and lino- taining to the above described premises, and all plumbing, lighting, heating, ventilating, direcontinuing, taking and lino- taining to the above described premises, and all plumbing, lighting, heating, ventilating, direcontinuing, taking and lino- taining to the above described premises, and all plumbing, lighting, heating, ventilating, direcontinuing, taking and lino- taining to the above described premises, and all plumbing, lighting, heating, ventilating, direcontinuing, taking and lino- taining to the above described premises, and all plumbing, lighting, heating, ventilating, direcontinuing, taking and lino- taining to the above described premises, and all plumbing, lighting, heating, ventilating, direconting, taking and lino- taining to the above described premises, and all plumbing, lighting, heating, ventilating, direconting, taking and taki	
leum, haddes and builten tuding all interest therein which the granter has or may hereafter acquire, to me HAUISAND EIGHT HUNDRED	
(s 48, 800, 00 ) Dollars, while interest the payable in monthly installments of s.	
This trast deed shall further secure the payment of such addition or others if any, as may be loaned bereafter by the beneficiary to the gravillenced by having an interest in the above described property, a many seed is evidenced by note or, notes. If this indebtedness secure by this payment of such charges any of such debtedness secure by this payment of such addition or another, any of such notes or, note, the beneficiary may credit payments received by it upon any of such notes or, note, the beneficiary may credit payments received by it upon any of such notes or note, the beneficiary may credit payments received by it any of such notes or note, of the beneficiary may credit payments received by it any of such notes or note, of the beneficiary may credit payments of such call of the the beneficiary any of such notes or note, of the beneficiary may credit payments of such call of the the payment of such called and it notes or note. The beneficiary may credit payments of such add the amount of such deficit to the principal of the oblight one secure the dreterby.	Line has been been and the second
as the beneficiary may elect. The prantor hereby covenants to and with the trustee and the beneficiary herein that the said 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 that the grantor will and his hereio free and clear of all encembrances and that the grantor will and his hereio against the claims of all persons whomsoever. against the claims of all persons whomsoever.	
The grantor covenants and agrees to pay and note according to the terms thereof and, when due, all taxes, assessments and other charges levied agains in course of constructions and restrictions affecting asid property; to keep and property in the second again of construction and restrictions affecting asid property; to pay all costs, and property is the second and property is the second again of construction and restrictions affecting asid property; to pay all costs, and property is the second again of construction and restrictions and exponences of this trust including the cost of till exact, as well as the second again and restriction and exponences of the truster incorrect in comments and attorney. Ices and attorney the second again and restriction and trusters and attorney is a second again and restriction and trusters and attorney is a second again and restriction and trusters and attorney is a second again and restriction and trusters and attorney is a second again and restriction and trusters and attorney is a second again and restriction and trusters and attorney is a second again and restore and attorney is a second again a	
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fact not to remove or destroy and buildings and improvements now or constructed on said premises; to keep all buildings property and improvements no waste of add premises; to keep all buildings, property and improvements no waste of add premises; to keep all buildings, property and improvements no waste of add premises; to keep all buildings, property and improvements no waste of add premises; to keep all buildings, property and improvements no waste of add premises; to keep all buildings for the transformation to the premises and the transformation of add premises are continuously insured against loss now or hereafter erected on said premises continuously insured against loss now or hereafter erected on said premises continuously insured against loss now or hereafter erected on said premises continuously insured against loss now or hereafter erected on said premises continuously insured against loss now or hereafter erected on said premises continuously insured against loss now or hereafter erected on said premises continuously insured against loss now or hereafter erected on said premises continuously insured against loss now or hereafter erected on said premises continuously insured against loss now or hereafter erected on said premises continuously insured against loss now or hereafter erected on said premises continuously insured against loss now or hereafter erected on said premises continuously insured against loss now or hereafter erected on said premises continuously insured against loss now or hereafter erected on said premises continuously insured against loss not be added to	
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and policy of insurance is not so tendered, the beneficiary, which insurance discretion obtain insurance for the benefic of the beneficiary, which insurance shall be non-cancellable by the grantor during the full term of the policy thus shall be non-cancellable 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- ing the or ther charges and insurance premiums, the grantor agrees to pay to rest or other charges and insurance premiums, the grantor agrees to pay to rest or other charges and insurance premiums, the grantor agrees to pay to rest or other charges and insurance premiums. The grantor agrees to pay to rest or other charges and insurance premiums, the grantor agrees to pay to rest or other charges and insurance premiums. The grantor agrees to pay to rest or other charges and insurance premiums, the grantor agrees to pay to rest or other charges and insurance premiums. The grantor agrees to pay to rest or other charges and insurance premiums. The grantor agrees to pay to rest or other charges and insurance premiums the grantor agrees to pay to rest or other charges and insurance premiums. The grantor agrees to pay to rest or other charges and insurance premiums the grantor agrees to pay to rest or other charges and insurance premiums. The pay agrees agrees are presented by the presente	THE ATIM
the heneficiary, together with and in addition of the note or obligation secured principal and interest payable under the terms of the note or obligation secured hereby, an amount equal the with respect to said property within each succeed.	
payable will deed remains in effection at the beneficiary, have a set of the principal of t	
the beneficiary in trust as a reserve account, without interest to pay any any and all taxes, assessments and other arrenteeners fruit a taxes, assessments and other arrenteeners or facts shall be conclusive proof of the and payable.	
the same begin to be and property, such payments are to be inded through the beneficiary to pay policies upon said property, such payments are to be inded through the beneficiary to pay ficiary, as aforesaid. The grantor hereby authorizes the beneficiary to pay ficiary, as aforesaid. The grantor hereby authorizes levice or imposed against continuance of these trusts all rents, issues, royalites and profits of the pro- ticiary and the provide the second against	
by the content of the manual shown on the statement and the statement of t	
the reserve accounts it may responsible for failure to have any man- in no event to hold the beneficiary responsible for failure to have any in- surance 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 issurance policy. And the beneficiary hereby is authorized, in the event of any issurance policy and the beneficiary hereby is authorized. In the event of any issurance policy and the beneficiary hereby is authorized in the event of any issurance policy and the beneficiary hereby is authorized in the event of any issurance policy. And the beneficiary hereby is authorized in the event of any issurance policy and the beneficiary hereby is authorized in the event of any issurance policy and the beneficiary hereby is a trut deed. In the same, less costs and expenses of operation and collection, including those, possible the same, less costs and expenses of operation and collection, including those, possible is the interview is the same, less costs and expenses of operation and collection, including those, possible is the interview is the interview in any indebtadeness secured by the interview is the interview in the interview is and profits the interview is the interview	
such insurance receipts of the indebiddness for payment and satisfaction in computing the amount of the indebiddness for payment and satisfaction in full or upon sale or other acquisition of the property by the beneficiary after as the beneficiary may determine.	

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The grantor shall notly contrastide to sale of the above described property neglicit with such periousl information ordinarily be required of a new loan applic be charge. Time is of the essence of enti-in paramets of any statement in paramets of any statement of any statement. of Any

red hereby im-ptice of default ill cause to be election to sell. ment of any indebtedness upder, the baneficiary and payable by delivery sell the trust propert ecord. Upon delivery of shall depait with the of said h tee this trust of tures secured sale and give

required by law. 7. After default and any time prior to five days before the dats not by the Trustee for the Trustee's sale, the grantor or other parson so privile grants and any time prior to five days before the dats not privile grants and the sale of the data and the sale of the the trustee for the trustee's feed in enforting the terms of the obligation, not trustee's and stormer's feed not exceeding \$50.00 each other than such portion of the principal as would not the be due had no default occurred and thereby cure the dyland. 8. After the lapse of such time as may then be required by law following the there as a whole or in sephera barels, and notice of sale of the of fail, eliter as a whole or in sephera barels, and in auch order as he may fail action, a said property at the time and place first by him in and notice of all, eliters as a whole or in replace to reach, in lawful money of the range of all property by public announcement as such time and place of all and from time to time thereafter may postpone the sale by public an-sale and from time to time thereafter may postpone the sale by public an-

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...day of

IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal the day and year first above written.

William Fridinger (SEAL) Unter M Finding (SEAL)

STATE OF OREGON County of Klamath THIS IS TO CERTIFY that on this.

19.75, before me, the undersigned, a

sold county and state, personally appeared the within named FRIDINGER AND ELIZABETH M. FRIDINGER, husband and wife ablic in and for sold county and state, personally appeared the within na ient and acknowledged to me that to me personally known to be the identical individual S named in and who executed the foregoing instr

June\_

executed, the same freely and voluntarily for the uses and purposes therein expressed. a diixed my potarial seal the day and year last a + he

Loom No		STATE OF OREGON } ss.
TRUST DEE	Grantor LABEL Grantor LABEL GS & Jon Steneficiary INGS	I certify that the within instrument was received for record on the <u>3000</u> day of <u>June</u> ., 19.75 at 3:10 clock P. M., and recorder in book M 75 on page 7120 Record of Mortgages of said County. Witness my hand and seal of Count affixed. Wm. D. Milne County Clerk By Alage Mary Doputy Fee \$11.00 FULL RECONVEYANCE
TO: William Ganong	To be used only when	an obligations have been put
To: William Guilding. The undersigned is the legal or have been fully paid and satisfied, pursuant to statute, to cancel all ex- tent deed and to reconvey, without	vner and holder of all indebtedne You hereby are directed, on pay idences of indebtedness secured i ut warranty, to the parties desig	tess secured by the forogoing trust deed. All sums socured by said trust ryment to you of any sums owing to you under the terms of said trust d by said trust deed (which are delivered to you herewith together with ignated by the terms of said trust deed the estate now held by you under the terms of said trust deed the estate now held by you under the terms of said trust deed the estate now held by you under the terms of said trust deed the estate now held by you under the terms of said trust deed the estate now held by you under the terms of said trust deed the estate now held by you under the terms of said trust deed the estate now held by you under the terms of said trust deed the estate now held by you under the terms of said trust deed the estate now held by you under the terms of said trust deed the terms of said trust deed terms of said terms of said trust deed terms of said terms
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nouncement at the time fixed by the preceding postponement, deliver to the purchaser his deed in form as required by lay, perty so sold, but without any covenant or warrenty, eavy rectials in the deed of any matters or facts shall be condu-truthfulness thereof. Any person, excluding the trustee but im and the beseficiery, may purchase at the sale.

e beneficiary, may purchase at the same. When the Trustes sails pursuant to the powers p shall apply the proceeds of the trustees sale as penses of the sale including the compensation of the charge by the attorney. (s) To the obligation eded. (3) To all persons having recorded liens to of the trustee in the trust deed as their inter of their profits. (c) The surplus, if any, to the surplus of the successor is interest entitled to such surplus to ble as a successor is interest entitled to such surplus to the profits. the the 57

reason permitted by law, the beneficiary man For any 10. 10. For any reason or successors to any trained and time appoint a successor or successors to any trained and successor trustee appointed horsunder. Upon such appeint veyance to the auccessor trustee, the intervin named or app and duties conferred upon any trustee herein made by writt and duties conferred upon shall be made by writt ties in which the property is situation of the successor inusted.

ppointiment OI the successor interest. Trustee accepts this trust when this deed, duly exect is made abilio record, as provided by law, The trusteen y any poarty hereto of pending sale under go ther dee on or proceeding in which the grantor, honef(dary or t inters such action or proceeding is brought by the tr

This deed applies to, inures to the benefit of, and binds all parties, their heirs, legatese deviaces, administrators, executors, successors and "The term "beneficiary" shall mean the bolder and owner, include of the note accured hereby, that include the note as a benefitter, in construing this deed and whenever the context so requires, the ender includes the feminine and/or neuter, and the singular number in-be plural. assigns piedgee herein. culine cludes