

which said described real property does not exceed three acres, together with all and singular the appurtenances, tenements, hereditaments, issues, profile, 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, alr-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpeting and line apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpeting and line apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in places used as wall-to-wall carpeting and line apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in places used as wall-to-wall carpeting and line apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in places of securing performance of leum, shades and built-in ranges, dishwashers and other built-in appliances now or hereafter acquire, for the purpose of securing performance of described premises, including all interest therein which the granter has or may hereafter acquire, for the purpose of securing performance of the premises, including all interest therein which the granter has or may hereafter acquire, for the purpose of securing performance of the premises including all interest therein which the granter has or may hereafter acquire, for the purpose of securing performance of the premises including all interest therein which the granter has or may hereafter acquire, for the purpose of securing performance of the performance of the premises including all interest therein which the granter has a performance of the per

each agreement of the grantor herein contained and the payment of the sum of TWENTY THREE THOUSAND AND NO/100-

This trust deed shall further secure the payment of such additional money, if any, as may be loaned hereafter by the beacficiary to the granter or others if any, as may be loaned hereafter by the beacficiary to the granter of others having an interest in the above described property, trust deed is evidenced by note or notes. If the beneficiary may credit payments received by it upon more than one note, or part of any payment on one note and part on another, as the beneficiary may effect.

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he beneficiary may elect. The grantor hereby covenants to and with the trustee and the beneficiary in that the said premises and property conveyed by this trust deed are and clear of all encumbrances and that the grantor will and his here, ubors and administrators shall warrant and defend his said title thereto into a single administrators whomsoever.

scenifors and administrators that warrant and defend his said title thereto sealest the claims of all persons whomsoever. The grantor covenants and screek to pay said note according to the terms shift property; to keep and to complete all buildings and the charges levide against thereof and, when due, and the complete all buildings and the charges levide against or hereafter construction is hereafter come all curves of construction promptly and wheth may be damaged of the tropped pay, where due, all sold property is the construction is hereafter come and encourse of construction issue property is the search of the search of the search of the search promptly and which may be damaged of the tropped pay, where due, all sold property is the results where the search of said property is of the search of the search of the search one of the state of the search of the search of the search of the search of said property is of the search of said premises is the beneficiary may of the note or obligation of the sum not less that the original principal summation acceptable to the beneficiary and the search of the principal place of the beneficiary at the search of the search of the search of the search of the principal place of the beneficiary at least of the search of a search of the search of the search of the beneficiary and the search of the principal place of the search of the beneficiary at the search by file or such other principal place of the search of the beneficiary at least the search of the search of the beneficiary may be and may be the secarch by this shift deed, in a company or commate acceptable to the beneficiary at least the search of the principal place of the beneficiary at

obtained. In order to provide regularly for the prompt payment of said taxes, assessing the beneficiarly for the prompt payment of said taxes, assessing the beneficiar forcers payable under the transformer of the sense of the

miums, taxes, assessments or other charges when they shall become due myapale. While the grantor is to pay any and all taxes, assessments and other ges levied or an eased against said property. or any part thereof, before same begin becar interest and also to PDO premiums on all insurance same begin becar interest and also to PDO premiums on all insurance there are also all of the grantor hereby there is the beneficiary to and taxes, assessments and other there is the beneficiary to any drive in the amounts as sharmonts there of imposed there of such taxes, and same shown on the attements there of insurance carriers or the encorresonations, and to charge and aums to the insurance carriers or the encorreson the sum which may be required from depaid of the load or any established for this tother to have any in-se written of and taxes, and the same which may be required from any one point of any catabilities of this purposed and at any in-terest account, if any these is there any interest or a defect in any in-a written of and the beneficiary receips and to oth the tartes and is any in-a written of any ions or damage growing hours of the start any in-to comprimis and settle with any ions accured ony in the strate of any is to comprimise and settle with any ions accured ony in the start fact of in puting the amount of the inducted as curved by the beneficiary after or upon sale or other acquisition of the property by the beneficiary after polic

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default, any balance remaining in the reserve account shall be crodindebicdness. If the reserve account for taxes, assessments, insurance and other charges is not sufficient at any time for the payment of as they become due, the grantor shall pay the deficit to the benef as they become due, the grantor shall pay the deficit to the benef and, and if not paid within ten days after such demand, the principal state the deficit to the principal principal state to the state of the state

obligation secured 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 there-for shall draw interest at the rate specified in the lim of this trust deed. In the grantor on domand and shall be secured by the lim of this trust deed. In this connection, the beneficiary shall have the right to make such repairs to sail any improvements made on said premises and also to make such repairs to sail property as in its sole discretion it may deem necessary or advisable.

property as in its sole discretion it may deem necessary or advisable. The grantor further agrees to comply with all laws, ordinances, regulations, frees and expenses of this insist melluding the cost of tille connection with or the other costs and exponses of the insister incurred in connection with or in enforcing this solition, and trusters and attorney in the security of appear in and rights or powers of the benefician program at the security is present and rights or powers of the benefician and such as one proceeding there and to pay and to there of the costs and expenses of the benefician process and the order of the security costs and costs. The security of the courts of the beneficiant of the security in costs and expenses, including cost of evidence on youth action or proceeding in presentation to be fixed by the courts on any such action or proceeding the resonable beneficiary or trustee may and a sums shall he secured by this trust decti.

The ben-ficiary will furnish to the grantor on written request therefor an ini statement of account but shall not be obligated or required to furnish 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 commence prosecute in its own name, support in or defend any ac-tion or proceeding in its own name, any portion of the money's such taking and, in ensition for such taking, which are in excess of the amounty all quired to pay the grantor in such procenshe costs and expenses and storney's or incurried by it first upon any reachment the index range and storney's first and pressonable costs, exceeding as shall be paid to the beneficiary and applied upon the indexide was been effective instruments as shall have been exceeded and the second and expenses and storney's its own expense, to take such actions and exceute such instruments as shall be necessary in obtaining such compensation, prompty upon the beneficiary's request.

be necessary in outstaining such compensation, prompty experiments, 2. At any time and from time to time upon written request of the bene-ficiary, payment of its frees and presentation of this deed and the note for en-ficiary payment of the frees and presentation of the indebtenies, without affecting the dorsement (in case of full reconveyance, for cancellation), without affecting the dorsement of the may person for the payment of the indebtenies; (b) Join in granting constant or creating and restriction thereon, (c) harge hereof; (d) reconvey any casement or creating that deed or the lies of the property (d) reconvey without warranty, all or any part of the property. The grantee in any reconver-ance may be described as the "preson or parson legally entitled therefor" and the reclusis therein of any matters or facts shall be converse in this parsgraph shall be \$5.00.

truinfluinces increas, irustees ires for any or the services in this paragi-shall be \$5.00. 3. As additional security, grantor hereby assigns to beneficiary during continuance of these trusts all rents, issues, royalles and profits of the continuance of these trusts all rents, issues, royalles and profits of the perty affected by an the in the payment of any personal publicates secured hereby o trantor shall co of any agreement hereunder, its paragity to default as here and payahole. Upon any contains a secured hereby o the performic rents, issues, royalites and all by the grantor hereunder, its herein and payahole. Upon any inducts, either in person, by agent unary of science to the appointed by a hereby secured, cuter upon and any enterpoint science to the appointed by a hereby secured, cuter upon and upaid, and e hereins, issues and mortis, including these past collection, including res-the antice, is to an end any determine.

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The entering upon and taking possession of said propre-rents, issues and profils or the proceeds of first said of compensation or swards for any taking or damage of lication or release therrof, as aloresaid, shall not cure justice of default horizunder or invalidate any act pol-and da-

5. The grantor shall notify beneficiary in writing of any sale or of for sale of the above described property and furnish baselicitry on supplied it with such personal information concerning the gurchaser of ordinarily be required of a new loan applicant and shall pay beneficitvice charge.

Service charge. 6. Time is of the essence of this instrument and shall pay beneficiary material and indebtedness secured hereby or in performance of any rememb hereunder, the beneficiary may declars all sums secured hereby in-clastely due and payable by delivery to the trustee of written molitoe of default default due to sell the trust property, which notice trustee shall cause to be if the for record. Upon delivery of said notice of default and election to sell, beneficiary shall deposit with the trustee this trust deed and all promissory tes and documents evidencing expenditures accured hereby, whereupon the stress shall fix the time and place of sale and give notice thereof as then plate.

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 ivileged may pay the entire amount then due under this trust deed and e obligations secured thereby (inciting costs and expense actually incurred entorching the terms of the obligation and trustee's and attorney's feed t exceeding \$50.00 each) other thus such portion of the principal az would then be due had no default occurred and thereby cure the default.

then be due has no usuall occurred and thereby ture the usually 8. After the lapse of such time as may then be required by law following recordstion of said notice of default and giving of said notice of sais, the idee shall sell said property at the time and place fixed by him in said notice saile, either as a whole or in separate parcels, and in such order as he may de-nice, at public suction to the highest bidder for cash, in lawful money of the ted Shates, payable at the time of sais. Trustee may postpone sais of all or portion of usid property by public amouncement at such time and place of and from time to time thereafter may postpone the sais by public an-

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

aghed Email mark. (SEAL) Sena Mae Martin (SEAL)

buncement at the time fixed by the precoding postponesment. The trustes shall liver to the purchaser his deed in form as required by law, convering the pro-rity so toid, but without any corenant or warranty, appress or implied. The citals in the deed of any matters or facts shall be conclusive provid of the upthulunas thereof. Any person, excluding the trustee but including the grantor at the beneficiary, may purchase at the sale.

and the DEREMETARY, MAY DUPCHASE AS THE BAR. 9. When the Trustee sells pursuant to the powers provided herein, f trustee shall apply the proceeds of the trustee's sale as follows: (1) the expenses of the sale including the compensation of the trustee, and the expenses of the sale including the compensation of the trustee, and trust deed. (3) To all persons having recorded liens subsequent to i interests of the trustee in the trust deed as their interests appear in i order of their priority. (4) The surplus, if any, to the granter of the tr deed or to his successor in interest entitled to such surplus.

deed of to any reason permitted by law, the beneficiery may from time to ince appoint a successor or successor to any trustee samed hread, or to any successor trustee appointed herounder the appointment and without con-successor trustee appointed herounder the latter shall be vested with all title powers and duties conferred upon antitution shall be made by written instrument executed by the beneficiery, containing reference to this trust deed and its plose of record, which the correct of the the office of the county cierk or recorder of the sound appointment of the successor trustee.

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 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.

v unives such action or proceeding is brought by the cluster. 12. This deed applies to, inures to the benefit of, and blinds all parties to, their heirs, legates devises, administrators, executors, successors and get, of the note secured hereby, whether or not named as a beneficiary in in constraint this deed and whenever the context so requires, the mas-ie gender includes the femining and/or neuter, and the singular number in-es the plurat.

STATE OF OREGON County of Klamath

19.75, before me, the undersigned, a July THIS IS TO CERTIFY that on this 2 nd Notary Public in and for said county and state, personally appeared the within named day of to me personally known to be the identical individual. S named in and who executed the foregoing instrument and acknowledged to me that that O excepted he same treely and voluntarily for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my potarial seal the day and year last above Smald V. Brown UBLIC! Notary Public for Oregon My commission expires: 11-12-78

(SEAD) OF ORE inni,

Loan No. TRUST DEED

ΤO

FIRST FEDERAL SAVINGS &

LOAN ASSOCIATION

FIRST FEDERAL SAVINGS 540 Main St. Klamath Falls, Oregon

Grantor

Beneficiary

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(DON'T USE ' FOR RECORDING LABEL IN COUN-TIES WHERE USED.)

was received for record on the8th Record of Mortgages of said County.

STATE OF OREGON } ss.

Witness my hand and seal of County affixed.

I certify that the within instrument

WM. D. MILNE County Clerk $\mathbf{\hat{a}}$

REQUEST FOR FULL RECONVEYANCE

FEE \$ 4.00

To be used only when obligations have been paid.

DATED

1 D C.

After Recording Return To:

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 herewith 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 same.

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AN March 1

First Federal Savings and Loan Association, Beneficiary

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