

7713 0

MTC # 12 77

Vol. 75 Page

15022

STATE OF OREGON  
FHA FORM NO. 2169  
Rev. April 1971

## DEED OF TRUST

This form is used in connection with  
deeds of trust insured under the one-  
to four-family provisions of the  
National Housing Act.

THIS DEED OF TRUST, made this 21 day of November, 1975,  
between Dan P. Brown and Debbie L. Brown, Husband and Wife  
-----, as grantor,  
whose address is 5106 Walton Drive Klamath Falls, Oregon State of Oregon,  
(Street and number) (City)  
-----Mountain Title Company-----, as Trustee, and  
-----First National Bank of Oregon, Administrative Headquarters-----  
-----, as Beneficiary.

WITNESSETH: That Grantor irrevocably GRANTS, BARGAINS, SELLS and CONVEYS to TRUSTEE IN TRUST, WITH  
POWER OF SALE, THE PROPERTY IN KLAMATH County, State of Oregon, described as:  
The Southeasterly 96.5 feet of Tract 6 of HOMEDALE, in Klamath County, Oregon.

Together with all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in anywise appertaining,  
the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power, and authority hereinafter given to and conferred  
upon Beneficiary to collect and apply such rents, issues, and profits.  
TO HAVE AND TO HOLD the same, with the appurtenances, unto Trustee. The above described property does not currently  
three acres, used for agricultural, timber or grazing purposes. D.P.B. is not currently

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor herein contained and payment of the sum  
of \$ 25,600.00 with interest thereon according to the terms of a promissory note, dated November 21  
19 75, payable to Beneficiary or order and made by Grantor, the final payment of principal and interest thereof, if  
not sooner paid, shall be due and payable on the first day of December, 2005.

1. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that  
are next due on the note, on the first day of any month prior to maturity: *Provided, however*, That written notice on an intention to  
exercise such privilege is given at least thirty (30) days prior to prepayment; and *provided further*, That in the event this debt is paid in  
full prior to maturity and at that time it is insured under the provisions of the National Housing Act, all parties liable for the payment  
of same, whether principal, surety, guarantor or endorser, agree to be jointly and severally bound to pay to the holder of the note  
secured hereby an adjusted premium charge of one per centum (1%) of the original principal amount thereof, except that in no event  
shall the adjusted premium exceed the aggregate amount of premium charges which would have been payable if this Deed of Trust and  
the note secured hereby had continued to be insured until maturity; such payment to be applied by the holder thereof upon its  
obligation to the Secretary of Housing and Urban Development on account of mortgage insurance.
2. Grantor agrees to pay to Beneficiary in addition to the monthly payments of principal and interest payable under the terms  
of said note, on the first day of each month until said note is fully paid, the following sums:
  - (a) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this  
instrument and the note secured hereby are insured, or a monthly charge (in lieu of a mortgage insurance premium) if they are held by  
the Secretary of Housing and Urban Development as follows:
    - (i) If and so long as said note of even date and this instrument are insured or are reinsured under the provisions of the National Housing Act, an  
amount sufficient to accumulate in the hands of the holder one (1) month prior to its due date the annual mortgage insurance premium, in  
order to provide such holder with funds to pay such premium to the Secretary of Housing and Urban Development pursuant to the  
National Housing Act, as amended, and applicable Regulations thereunder; or
    - (ii) If and so long as said note of even date and this instrument are held by the Secretary of Housing and Urban Development, a monthly charge (in  
lieu of a mortgage insurance premium) which shall be in an amount equal to one-twelfth (1/12) of one-half (1/2) per centum of the average  
outstanding balance due on the note computed without taking into account delinquencies or prepayments;
  - (b) A sum, as estimated by the Beneficiary, equal to the ground rents, if any, and the taxes and special assessments next due on  
the premises covered by this Deed of Trust, plus the premiums that will next become due and payable on policies of fire and other  
hazard insurance on the premises covered hereby as may be required by Beneficiary in amounts and in a company or companies  
satisfactory to Beneficiary, Grantor agreeing to deliver promptly to Beneficiary all bills and notices therefor, less all sums already paid  
therefor divided by the number of months to elapse before 1 month prior to the date when such ground rents, premiums, taxes and  
assessments will become delinquent, such sums to be held by the Beneficiary in trust to pay said ground rents, premiums, taxes and  
special assessments, before the same become delinquent; and
  - (c) All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note  
secured hereby shall be added together and the aggregate amount thereof shall be paid each month in a single payment to be applied  
by Beneficiary to the following items in the order set forth:
    - (i) premium charges under the contract of insurance with the Secretary of Housing and Urban Development, or monthly charge (in lieu of  
mortgage insurance premium), as the case may be;
    - (ii) ground rents, if any, taxes, special assessments, fire and other hazard insurance premiums;

To: TRUSTEE  
The undersigned  
all other indebted  
any sums owing  
said Deed of Trust  
terms of said Deed  
Dated



(III) interest on the note secured hereby; and  
(IV) amortization of the principal of the said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good prior to the due date of the next such payment, constitute an event of default under this Deed of Trust.

3. In the event that any payment or portion thereof is not paid within fifteen (15) days from the date the same is due, Grantor agrees to pay a "late charge" of two cents (2¢) for each dollar so overdue, if charged by Beneficiary.

4. If the total of the payments made by Grantor under (b) of paragraph 2 preceding shall exceed the amount of payments actually made by Beneficiary for ground rents, taxes or assessments, or insurance premiums, as the case may be, such excess, at the option of Beneficiary, shall be credited by Beneficiary on subsequent payments to be made by Grantor, or refunded to Grantor. If, however, the monthly payments made under (b) of paragraph 2 preceding shall not be sufficient to pay ground rents, taxes, and assessments, and insurance premiums, as the case may be, when the same shall become due and payable, then Grantor shall pay to Beneficiary any amount necessary to make up the deficiency on or before the date when payment of such ground rents, taxes, assessments, or insurance premiums shall be due. If at any time Grantor shall tender to Beneficiary, in accordance with the provisions hereof, full payment of the entire indebtedness secured hereby, Beneficiary shall, in computing the amount of indebtedness, credit to the account of Grantor all payments made under the provisions of (a) of paragraph 2, which the Beneficiary has not become obligated to pay to the Secretary of Housing and Urban Development, and any balance remaining in the funds accumulated under the provisions of (b) of paragraph 2 hereof. If there shall be a default under any of the provisions of this Deed of Trust and thereafter a sale of the premises in accordance with the provisions hereof, or if the Beneficiary acquires the property otherwise after default, Beneficiary shall apply, at the time of the commencement of such proceedings, or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under (b) of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under said note and shall properly adjust any payments which shall have been made under (a) of paragraph 2.

**TO PROTECT THE SECURITY OF THIS DEED OF TRUST, GRANTOR AGREES:**

5. To keep said premises in as good order and condition as they now are and not to commit or permit any waste thereof, reasonable wear and tear excepted.

6. To complete or restore promptly and in good workmanlike manner any building or improvement which may be constructed, damaged, or destroyed thereon, and pay when due all costs incurred therefor, and, if the loan secured hereby or any part thereof is being obtained for the purpose of financing construction of improvements on said property, Grantor further agrees:

(a) to commence construction promptly and in any event within 30 days from the date of the commitment of the Department of Housing and Urban Development, and complete same in accordance with plans and specifications satisfactory to Beneficiary,

(b) to allow Beneficiary to inspect said property at all times during construction,

(c) to replace any work or materials unsatisfactory to Beneficiary, within fifteen (15) calendar days after written notice from Beneficiary of such fact, which notice may be given to the Grantor by registered mail, sent to his last known address, or by personal service of the same,

(d) that work shall not cease on the construction of such improvements for any reason whatsoever for a period of fifteen (15) calendar days.

The Trustee, upon presentation to it of an affidavit signed by Beneficiary, setting forth facts showing a default by Grantor under this numbered paragraph, is authorized to accept as true and conclusive all facts and statements therein, and to act thereon hereunder.

7. Not to remove or demolish any building or improvement thereon.

8. To comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting said property.

9. To provide and maintain insurance against loss by fire and other hazards, casualties, and contingencies including war damage as may be required from time to time by the Beneficiary in such amounts and for such periods as may be required by the Beneficiary, with loss payable to the Beneficiary and Grantor, as their interests may appear, and to deliver all policies to Beneficiary, which delivery shall constitute an assignment to Beneficiary of all return premiums.

10. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and should Beneficiary or Trustee elect to also appear in or defend any such action or proceeding, to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum incurred by Beneficiary or Trustee.

11. To pay at least 10 days before delinquency all assessments upon water company stock, and all rents, assessments and charges for water, appurtenant to or used in connection with said property; to pay, when due, all encumbrances, charges, and liens with interest, on said property or any part thereof, which at any time appear to be prior or superior hereto; to pay all costs, fees, and expenses of this Trust. If after notice of default, the Grantor prior to trustee's sale pays the entire amount then due, to pay in addition thereto, all costs and expenses actually incurred, and trustee's and attorney's fees actually incurred, not exceeding \$50.00.

12. To pay immediately and without demand all sums expended hereunder by Beneficiary or Trustee, with interest from date of expenditure at the rate provided on the principal debt, and the repayment thereof shall be secured hereby.

13. To do all acts and make all payments required of Grantor and of the owner of the property to make said note and this Deed eligible for insurance by Beneficiary under the provisions of the National Housing Act and amendments thereto, and agrees not to do, or cause or suffer to be done, any act which will void such insurance during the existence of this Deed.

**IT IS MUTUALLY AGREED THAT:**

14. Should Grantor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Grantor and without releasing Grantor from any obligation hereof, may: Make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon the property for such purposes; commence, appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest, or compromise any encumbrance, charge, or lien which in the judgment of either appears to be prior or superior hereto; and in exercising any such powers, incur any liability, expend whatever amounts in its absolute discretion it may deem necessary therefor, including costs of evidence of title, employ counsel, and pay his reasonable fees.

15. Should the property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged by fire, or earthquake, or in any other manner, Beneficiary shall be entitled to all compensation, awards, and other payments or relief therefor, and shall be entitled at its option to commence, appear in, and prosecute in its own name, any action or proceedings, or to make any compromise or settlement, in connection with such taking or damage. All such compensation, awards, damages, rights of action and proceeds, including the proceeds of any policies of fire and other insurance affecting said property, are hereby assigned to Beneficiary, who may after deducting therefrom all its expenses, including attorney's fees, release any moneys so received by it or apply the same on any indebtedness secured hereby. Grantor agrees to execute such further assignments of any compensation, award, damage, and rights of action and proceeds as Beneficiary or Trustee may require.

16. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

17. At any time and from time to time upon written request of Beneficiary, payment of its fees and presentation of this Deed and the note for endorsement (in case of full reconveyance, for cancellation and retention), without affecting the liability of any person for the payment of the indebtedness Trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this Deed or the lien of charge thereof; (d) reconvey, without warranty, all or any part of the property.

The Grantee in any reconveyance may be described as the "person or persons legally entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof.

18. As additional security, Grantor hereby assigns to Beneficiary during the continuance of these trusts, all rents, issues, royalties, and profits of the property affected by this Deed and of any personal property located thereon. Until 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 collect all such rents, issues, royalties, and profits earned prior to default as they become due and payable.

19. Upon any default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon any take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

20. Upon default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, or should this Deed and said note not be eligible for insurance under the National Housing Act within three months from the date hereof (written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to three months' time from the date of

To: TRUSTEE  
The undersigned  
all other indebtedness  
any sums owing  
said Deed of Trust  
terms of said Deed

Dated



GPO 909,234

Return to  
First National Bank of Ore.  
P.O. Bank 1936  
Klamath Falls Oregon 97601

together including buildings, heaters, furnaces, shutters, dish freezers, dish growing or in part, or in part, mortgaged property.

TO

This said real property, together with all the appurtenances and encumbrances of all persons, and