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**WITNESSETH:**

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NO

now or hereafter appertaining, and the rents, issues and profits thereof and the right of redemption in and to the same, together with said real estate, FOR THE PURPOSE OF SECURING PERFORMANCE OF each agreement of grantor herein contained and payment of the sum of SIX THOUSAND EIGHT HUNDRED AND NO/100 Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the

The above described real property ☐ is ☒ is not (state which) currently used for agricultural, timber or grazing purposes.

and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of said property.

10. Upon any demand by a creditor, receiver, assignee, or other person claiming an interest in the property, or upon any demand by a creditor, receiver, assignee, or other person claiming an interest in the property, the beneficiary shall, at the 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 payment of the debt, appear and defend the claim of said property.

4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the said premises against loss or damage by fire, theft, and other causes, in the most advantageous manner, at the least cost and expense of operation and collection, including the cost of premiums, and to pay the cost of such insurance out of the net's less upon any indebtedness secured hereby, and in such order as beneficiaries may determine.

if the grantor shall fail for any reason to procure any such insurance and to deliver said policies to the beneficiary at least fifteen days prior to the expiration of the term of the insurance, the beneficiary shall not be bound to accept of such insurance, 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.

may determine, or at option of beneficiary the entire amount so collected, or any part thereof, may be released to grantor. Such application or release shall

taxes, assessments and other charges that may be levied or assessed upon or against said property before any part of such taxes, assessments and other charges become past due or delinquent and promptly deliver receipts therefor to the mortgagee or direct the trustee to do so. In the latter event the beneficiary or the trustee shall execute and deliver to the mortgagee or direct the trustee to do so a written notice of default and his election to sell the property subject to the obligations secured hereby, where

13. Should the beneficiary elect to foreclose by advertisement and sale then after default at any time prior to five days before the date set by the

same extent that they are bound for the payment of the obligation herein secured thereby (including costs and expenses of enforcement of the obligation and trustee's and attorney's fees not exceeding \$50 each) other than such portion of the principal as would not be

6. To pay all costs, fees and expenses of this trust including the cost of title search as well as the other costs and expenses of the trustee incurred in the administration and trustee's and attorney's

action or proceeding in which the beneficiary or trustee may appear, including any suit for the foreclosure of this deed, to pay all costs and expenses, in

degree of the trial court, grantor further agrees to pay such costs and expenses of appeal as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney's fees on such appeal.

right, if it so elects, to require that all or any portion of the monies payable as compensation for such taking, which are in excess of the amount required for the trustee's expenses and attorney's fees necessarily paid or

both in the state and foreign courts, and its place or record, which, however made, shall be conclusive proof of proper appointment of the successor trustee.

endorsement (in case of full reconveyances, for cancellation), without affecting the liability of any person for the payment of the indebtedness, trustee may

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property in the United States or any agency thereof.

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