THIS TRUST DEED, made this 17th day of May

ROGER L. FINNEY AND BELINDA K. FINNEY, Husband and Wife

19 76 between

, 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:

Lot 6 of Block 2, KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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which said described real property is not currently used for agricultural, timber or grazing purposes,

together with all and singular the appurtenances, tenements, hereditaments, rents, issues, profits, water rights, easements or privileges now or together with all and singular the appurtenances, tenements, hereditements, rents, issues, profits, water rights, easements or privileges now or hereafter belonging to, derived from or in anywise apportaining to the above described promises, and all plumbing, lighting, heating, ventiled lating, air-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpoting and linoloum, shades and built-in appliances now or hereafter installed in or used in connection with the above described promises, including all interest therein which the grantor has or may hereafter acquire, for the purpose of securing with the above described promises, including all interest therein which the grantor has or may hereafter acquire, for the purpose of securing performance of each agreement of the grantor heroic contained and the payment of the sum of TUTE TOURS NOT TOURS AND NOT TOURS A

This trust deed shall further secure the payment of such additional money, it any, as may be bound hereafter by the beneficiary to the grantor or other having an interest in the above described property, as may be evidenced that a contract in the above described property, as may be evidenced that the state of the st

The grantor hereby covenants to and with the trustee and the beneficiary in the the said premises and property conveyed by this trust deed are in that the said premises and that the grantor will and his heirs, and clear of all encumbrances and that the grantor will and his heirs, and administrators shall warrant and defend his said title thereto at the claims of all persons whomsoever.

executors and administrators shall warrant and defend his said title thereto against the claims of all persons whomsover.

The grantor covenants and agrees to pay said note according to the terms thereof and, when durall taxes, assessments and other charges levied against said property he true and property free from all encumbrances having precedence over the true added to complete all buildings in course of construction or hereafter construction is hereafter commenced; to repair owners to the date construction is hereafter commenced; to repair owners to the leveral the date construction is hereafter commenced; to repair owners to a said property which may be damaged or destroyed and property which may be damaged or destroyed and said property at all others and the property which may be damaged or destroyed and said property at all others and the property which may be damaged or destroyed and said property at all others are to the said property within fifteen days after suiting or improvements now or hereafter fact; not to remove or destroy and preceded in the said property in good repair and to commit or suffer now maste of said premises; to never all buildings and improvements now or hereafter erected upon said property in good repair and to commit or suffer now maste of said premises; to see all buildings property and improvements now or hereafter erected upon said property in good repair and to commit or suffer now maste of said premises; to see all buildings property and improvements now or hereafter exceed the said premises of said premises of said premises of the said property and improvement on a said premise of said premises of said pr

obtained.

That for the purpose of providing regularly for the prompt payment of all taxes, assessments, and governmental charges levied or assessed against the above described property and insurance premium while the indubteheness secured inerty is in excess of 80% of the lesser of the original purchase price paid by the grantor at the time the one of the lesser of the original purchase price paid by the grantor at the time the one of the beneficiary original anymals value of the property at the property at the property of the three property and interest payable under the terms of the natio or obligate secured the loan made, grantor will put to the terms of the natio or obligate secured hereby on the date Installments on principal and interest are payable an amount equal to 1/12 or the taxes, assessments, and other charges the and payable with respect to said property within each succeeding 12 months and also 1/30 of the hastmen centain payable with respect to as add property within each succeeding three years whe this Trust Deed is in effect as estimated and directed by the beneficiary. Beneficiary and the property within each succeeding three years when this Trust Deed is in effect as estimated and directed by the beneficiary. Beneficiary and they are property of the pro

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 hear interest and also to pay premiums on all insurance policles upon said property, such pay ments are to be in your premiums on all insurance policles upon said property, such pay ments are to be involved the ineneficiary, as a foresaid. The grantor hereby authorizes the beneficiary to any any and all taxes, assessments and other charges levied or imposed against said party in the amounts as shown by the sintements thereof furnished mines in the said that the sum submitted by the insurance entries are the property of the sum of the statements submitted by the insurance entries are not in the statements submitted by the insurance entries are common to the statements submitted by the insurance entries are account, or any, established for that purpose. The grantor agrees in no conduct to be in the property of the p

property as in its sole discretion it may deem necessary or advisable.

The grantor further agrees to comply with all laws, ordinances, recovenants, conditions and restrictions affecting said property; to pay fees and expenses of this trust, including the cost of title search, at the other costs and expenses of the trustee incurred in connection to appear in and defend any action or proceeding purporting to affect or the rights or powers of the beneficiary or trustee and actorney's fees actually costs and expenses, including cost of evidence of title and actorney are reasonable sum to be fixed by the court, in any such action or proc which the beneficiary or trustee may appear and in any such action or proceeding process of the beneficiary to foreclose this deed, and all said sums shall be secured by deed.

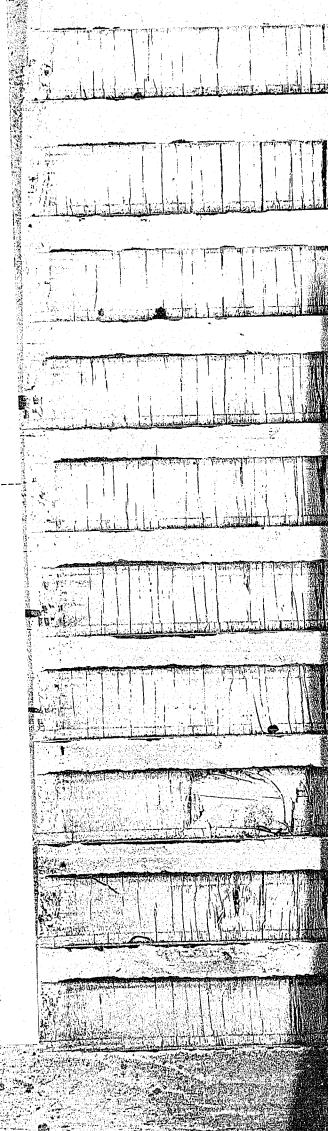
It is mutually agreed that:

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, uppear in or defend any section or proceedings, or to make any compromise or settlement in connection that taking and, if it is celects, to require that all or any portion of the amount required to appear to the settlement in connection payable as compensation for such taking, which are in ceres and the amount required to pay all reasonable costs, expenses and attorney fees necessarily paid or incurred by the grantor in such proceedings and expenses and attorney's fees necessarily paid or incurred any expense of the proceedings and the balance applied upon the inductodness secured hereby; and the grantor agrees, at its own expense, to take such actions and exceute such instruments as shall be necessary in obtaining such compensation, promptly upon the beneficiary's request.

2. At any time and from time to the such actions and expense.

truthfulness thereof. Trustee's fees for any of the services in this paragraph shall be \$5.00.

3. As additional security, grantor hereby assigns to beneficiary during the continuance of these trusts all rents, issues, royalites 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 insubstenses secured hereby or in the performance of any agreement hereunder, grantor shall have the right to collect all such rents, issues, royalites and grantor shall have the right to collect all such rents, issues, royalites and searned prior to default as they become due and payable. Upon any default by the grantor hereunder, the beneficiary may at any time without notice, the 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 curred, enter upon and take possession of said property, or any part thereof in its own name sue for or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expense of operation and collection, including reasonable attorney's fees, upon and indebtedness secured hereby, and in such order as the beneficiary may determine.



9. When the Trustee sails pursuant to the powers provided herein, trustee shall apply the proceeds of the trustee's sale as follows: (1) the expense of the sate including the compensation of the trustee in case and the case of the sate including the compensation of the trustee trust deed, (3) To all persons having recorded liens subsequent to interests of the trustee in the trust deed as their interest appear in order of their priority. (4) The surplus, if any, to the grantor of the t deed or to his successor in interest entitled to such surplus.

10. For any reason permitted by law, the beneficiary may from time to time appoint a successor or successors to any trustee named hereto, or to any successor trustee appointed hereinder. Due to the successor trustee to the successor trustee to the successor trustee to the successor trustee.

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

IN WITHERD WITHING, Baid Graner	
	Roser of Linney (SEA)
	Roger of Linney (SEAL)
TATE OF OREGON 85. ounly of Klamath 85. THIS IS TO CERTIFY that on this 7 day	May 19 76 hefore me the understand.
otary Public in and for said county and state, pe	rsonally appeared the within named AND BELINDA K. FINNEY, Husband and Wife
me personally known to be the identical individual	S named in and who executed the foregoing instrument and acknowledged to me the
IN TESTIMONY WHEREOF, I have hereunto set n	ny hand and affixed my notatial seal the day and year last above written.
SEAL)	Notary Public for Oregon My commission expires: 11-12-78
Loan No.	STATE OF OREGON)
20011 101	SS.

TRI	JST	DEED

TO FIRST FEDERAL SAVINGS &

LOAN ASSOCIATION

After Recording Return To:
FIRST FEDERAL SAVINGS
540 Main St.
Klamath Falls, Oregon

STATE OF OREGON Ss. County of Klamath

I certify that the within instrument was received for record on the 18th day of MAY , 19 76, at 10;08. o'clock A. M., and recorded Record of Mortgages of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

undersigned is the legal owner and holder of all indebtodness secured by the foregoing trust deed. All sums secured by said trust deed on 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 to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said 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: