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THIS TRUST DEED, made this 24th day of May DONN M. JENSEN AND LYNDA A. JENSEN, Husband and Wife , 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;

TRUST DEED

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 4 in Block 12 of Tract No. 1079, Sixth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

which said described real property is not currently used for agricultural, timber or grazing purposes, together with all and singular the appurtenances, tonements, hereditaments, rents, issues, profits, water rights, easements or privileges now or

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

as the beneficiary may elect. The grantor hereby covenants to and with the trustee and the beneficiary herein that the said premises and property conveyed by this trust deed are free and contain the said remains and that the grantor will and his heirs, executors and administrators shall warrant and defend his said title thereto sginat the claims of all persons whomsoever.

accutors 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 is and property to keep deed to complete all buildings in course of compared hereof and, when due, all targonerity free from all encumbrances having pre-sold property to keep deed to complete all buildings in course of compared hereof or the due and of a said premises within six months from and restore promplify to keep to allow beneficiary to here the due to the terms and the ency to be added to complete all buildings in course of compared and promplify and therefore to allow beneficiary to here the said property at all to restore the due to complete all buildings in the beneficiary of such there of the due and workmanike manner any building or more and restore promplify and therefore; to allow beneficiary to hereafter shift property at all to reme of used to remove or destory any ball dings, property and infact not to remove or destory any ball dings, property and infact not to remove or destory any ball dings, property and information so wor hereafter excited up as all premises; to keep all good remain and to commit or suffer now aske of said premises; to keep all good remain and to commit or suffer new sate of said premises; to acompany or comparise account on the to the provide therefory encluding and the beneficiary may from time to the there is a sum to there than the original principal sum of the nother of the here and while there than the original principal sum of the probe of the here provide reads and the company or comparise account of the here. If there does payable clause in favor of hustnace in corned to and with sperimium paid, to the principal place of husiness much policy of insurance. If the asynthe clause in the beneficiary may from and with sperimium paid, to the principal place of business much policy of insurance. If the one obtain insurance is not so the action the beneficiary which ins

shall be non-cancellable by the grantor during the full term of the polley thus obtained. That for the purpose of providing regularly for the prompt payment of all taxes, assessments, and governmental charges beried or assessed against the ahne described property and insurance permitting within the indeltoiness secured hereby is in excess of 80% perty and insurance permitting within the indeltoiness secured hereby is in excess of 80% perty and insurance permitting within a purpose of the taxes, and the taxes of the lesser of the original purchase purchase value of the property at the time the loan was made, grantor will pay to the interview of the mostly symmetry of the taxes, assessments, and other and interest provide unique and interest provide angula negative the terms of the note or obligation secured hereby of the date, assessments, and other charges due and payable with respect to add property within each succeeding there yeas while this Trust Deed is interest on sult amounts show accounts minus 3/4 of 1/6. If such rate less than by banks on ther open passing shall be 4%. Interest shall be taxed to be grantor by crediting the succeeding the amount equation in the archiver most shall be 4%. Interest shall be to the grantor by crediting to the starked of the instruction of the taxe of property at shall be 4%. Interest shall be taxed to be grantor by crediting to the starked of the starke

While the grantor is to pay any and all taxes, assessments and other charges leded or assessed auclust said property, or any part theread, before the same begin to bear interest and iso to pay premiums on all instrance policies upon said property, such pay-interest and iso to pay and all taxes, assessments and other charges levied or imposed the hearfichary to pay any and all taxes, assessments and other charges levied or imposed against said property in the amounts as shown by the statements thereof furnished by the against said property in the amounts as shown by the statements thereof furnished by the relative said property in the amounts as shown by the statements thereof furnished by the in the answing statements submitted by the insurance carriers or their rep-in the answing statements submitted by the insurance carriers or their rep-in the answing the statements submitted by the beneficiary responsible for failure to have any insurance written or for any loss or damage growing responsible for failure to have any insurance written or for any loss or damage growing such fails and by the layers of the settle with any insurance carriers on a descript is an intorized, in the such fails and provide and settle with any insurance company and to apply any event of any loss, to comparison the obligations accured by this trust deed. In computing the amount of, the indedicteness for payment and satisfaction in full or upon sale or other amount of the indedicteness for payment and satisfaction in full or upon sale or other

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acquisition of the property by the beneficiary after default, any balance remaining in the reserve account shall be credited to the indebtedness. If any authorized reserve account for taxes, assessments, invarance premiums and other charges is not sufficient at any time for the payment of such charges as they become due, the granter shall pay the the beneficiary upon demand, and if not paid within ten days after such demand, deficit to the beneficiary upon demand, and if not paid within ten days after such demand, deficit to the beneficiary may at its option add the amount of such deficit to the principal of the obligation secured hereby.

ration secured hereby. Should the grantor fail to keep any of the foregoing covenants, then the effeinty may at its option carry out the same, and all its exponditures there-shall draw interest at the rate specified in the note, shall be repayable pro-grantoction, the beneficiary shall have the right in its discretion of the improvements made on shift premises and also to make such complete perty 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 havs, oriliances, regulations, covenants, conditions and restrictions affecting said property; to pay all costs frees and expenses and expenses of the trust, necessary or advisable, the other this obligation, and trustee's and altorney's frees actually there in enforce in and defend any action or proceeding purporting to affind to pay all costs and expenses, including the court, in any such excert, as well as reasonable sum to be fixed by the court, in any such excert and the accur-ticity hereof this obligation cost of evidence of title and attorney's free in a costs and expenses, including cost of evidence of the nection or proceeding in which the beneficinry or trustee may appear and in may such excured by bene-ficiency to foreclose this deed, and all said sums shall be secured by this trust deed.

The beneficiary will furnish to the grantor on written request therefor an annual statement of account but shall not be obligated or required to furnish any 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 mame, appear in or diefend any ac-tion or proceedings, or to make any compromise or actilement in connection with such taking and, if it so elects, to require that all or any portion of the money's payable as compensation for such taking, which are in excess of the amount re-required to pay all reasonable costs, expresses and attorney's fees necessarily paid or incurred by the grantor in such proceedings, shall be paid to the beneficiary and applied by it first upon any reasonable costs and expenses and attorney's leves necessarily paid or incurred by the beneficiary in such proceedings, and the balance applied upon the ladebtedness secured hereby; and the grain a star as shall be necessary in obtaining such compensation, prompty upon the beneficiary's request. 2. At any time and from time to time.

be necessary in obtaining such continuous, possible spectra of the bene-request. 2. At any time and from lime to time upon written request of the bene-ficiary, payments of its fees and presentation of this deed and the note for en-dorsement (on preson for the payment of the indebtedness, the trustee marking consent ion of the payment of the indebtedness, the trustee marking consent ion the making of any map or plat of said property; (b) join in administ other making of any map or plat of said property; (b) join in administ any other marcennent affecting this deed or the ilen or charge here in any reconvey, without warmaty, all or any part of the property. The granuly contineed and interced as therein of any mart or persons legally entitled therefor and interced as therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustee's fees for any of the services in this paragraph shall be \$3.00.

shall be \$5.00. 3. As additional security, grantor hereby assigns to beneficiary during the continuance of these trasts all rents, issues, royailes and profits of the pro-perty affected by the deviat of any personal property located thereon. Until the performance of these trasts all rents, issues, royailes and profits of the pro-perty affected by the payment of any indubtedness secured hereby on in the performance of these trasts and profits earned prior to default as the performance of the payment of any indubtedness secured hereby on the performance of the payment of the performance of the payment become due and paymile. Upon any default by the grantor hereunder, the ben-ceiver to be appointed by a court, and without regard to the adequards of any security for the indebtedness hereby secured, enter upon and the powers on or said perits, issues and profits, including those past due and unswise collect the same, less costs and expenses of operation and collections, including reason-able attorney's fees, upon any indebtedness secured hereby, and in such order as the beneficiary may determine.

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4. The entering upon and taking possession of said property, the collection of such rents, issues and profits or the proceeds of fire and other insurance pol-icles or compensation or awards for any taking or damage of the property, and the application or release thereof, as alorecaid, shall not cure or waive any de-fault or notice of default hereunder or invalidate any act done pursuant to such notice.

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the application or release thereot, as atoresaid, anali not cure or waive any dot such notice.
5. The grantor shall notify beneficiary in writing of any sale or contract for sale of the above described property and furnish beneficiary on a form supplied it with such personain incomentation concerning the purchaser as would ordinarily be required of a new least and shall pay beneficiary in a strike of the second of the second seco

nouncement at the time fixed by the preceding postponement. The trustee shall deliver to the purchaser his deed in form as required by law, conveying the pro-perty so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters or fact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee but including the grantor and the beneficiary, may purchase at the sale.

Contains in two users of any manuters of natus anally or concensive proof of the transformation of the proceeds of the trust but including the grantor and the beneficiary, may purchase at the sale.
9. When the Trustee sells pursuant to the powers provided herein, the trustee but including the grantor function of the sale is a follows: (1) To the expenses of the sale including the compression of the subscience, and a formation of the proceeds of the trust of a subscience of the trust of the sale is a follows: (2) To the expenses of the sale including the compression of the subscience of the trust of the formation of the formation of the trust of the formation of the trust of the formation of the formation of the formation of the trust of the formation of the form

In WITNESS WHEEDCP, and granter has bereauto set fin horn, and and the day and year first nixer written. BEAD State OF ORECON a. BEAD Top ID To and and the day of the state	any portion of said property by public announcement at such a sale and from time to time thereafter may postpone the ap	te by public an- cludes the plural.		
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SR. executed the same feely and volument was not and and affied my asterial teal the day and year last above written. IN TESTMONY WIERBORN STATE OF OREGON. STATE OF OREGON. Ss. County of Klamath ss. BE IT REMEMBERED. That on this 24th day of May nomed Jong 76, 19. before me, the understand, a Notary Public in and for said County and State, personally appeared the within scorded numed Jong 76, 19. numed Jong 76, 19. Now To me to be the identical individual described in and who executed the within instrument and County acknowledged to me that the instrument was received and voluntarily. Notary Public for Oregon opuly May <td< td=""><td></td><td>nomed in und wild executed the foregoing the</td><td>nowledged to me that</td><td></td></td<>		nomed in und wild executed the foregoing the	nowledged to me that	
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of <u>MORTGAGES</u> on Page 7747 FEE <u>\$ 6.00</u> WM. D. MILNE, County Clerk By Hand Man Deputy by	I hereby certify that the within in	trument was received and thed for record of the	м 76	and the second second second
of <u>MORTGAGES</u> on Page 7747 FEE <u>\$ 6.00</u> WM. D. MILNE, County Clerk By Hagel Man Deputy by	<u>May</u> A.D., 19 <u>/6</u> at <u>11;</u>	"o'clockM., and duly recorded in	V01	
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