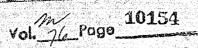
1.5301

TRUST DEED



THIS TRUST DEED, made this 29th day of June EDWARD B. PUTMAN, 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;

WITNESSETH:

The grantor irrevocably grants, bargains, sells and conveys to the trustee, in trust, with power of sale, the property

A parcel of land located in the SENNER of Section 12, Township 39 South, in Klamath County, Oregon, described as: Range 8 East of the Willamette Meridian, more particularly described as

Beginning at a point on the Easterly right of way line of Orindale Road, said point being North 00°13'21" East, 1132.00 feet and South 89°46'39" ≘ East, 30.00 feet from the Northwest corner of the NE% of the SE% of

Section 12, Township 39 South, Range 3 East of the Willamette Meridian; thence North 00°13'21" East, along the Easterly right of way line of

Orindale Road, 200.00 feet; thence South 89046 39" East, 435.60 feet; thence South 00°13'21" West, 200.00 feet; thence North 89°46'39" West,

3435.60 feet to the point of beginning.

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

together with all and singular the appurtenances, tenements, hereditements, rents, issues, profits, water rights, easoments or privileges now or regularity and and singular the appartenances, renements, necessitions in the above described premises, and all plumbing, lighting, heating, venti-hereafter belonging to, derived from or in anywise appartaining to the above described premises, and all plumbing, lighting, heating, ventihereafter belonging to, derived from or in anywise appertaining to the above described premises, and all plumbing, lighting, heating, ventilating, air-conditioning, refrigerating, watering and irrigation apparatus, aquipment and fixtures, together with all awnings, vonation blinds, floor covering in place such as wall-to-well carpeting and linoloum, shades and built-in appliances now or hereafter installed in or used in connection with the above described premises, including all interest therein which the grantor has or may hereafter acquire for the purpose of securing with the above described premises, including all interest therein which the grantor has or may hereafter acquire for the purpose of securing with the above described premises, including all interest therein which the grantor has or may hereafter acquire for the purpose of securing the parameters of the sum of the

This trust deed shall further secure the payment of such additional money, as may be loaned hereafter by the beneficiary to the grantor or others ing an interest in the above described property, as may be evidenced by a or notes. If the indebtedness secured by this trust deed is evidenced by a than one note, the beneficiary may credit payments received by it upon of said notes or part of any payment on one note and part on another, 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 herein that the said premises and that the grantor will and his heirs, free and clear of all encumbrances and that the grantor will and his heirs, recently and administrators shall warrant and defend his said title thereto against the claims of all persons whomsoever.

against the claims of all persons whomsoever.

The grantor covenants and agrees to pay said note according to the terms thereof and, when due, all tares, sasessments and other charges levied against thereof and, when due, all tares, assessments and other charges levied against thereof and, when due, all tares, assessments and other charges levied against considerable to the said property; to keep all the property free from all encumbrances having presented on the construction of the said property in the said property free from all encumbrances having presented on construction is shreather commenced: to repair and restore thereof or not construction is hereafter commenced: to repair and restore the said property which may be damaged or dearn inspect and property at all assets incurred therefor; to allow beneficiary only one and pay, when due, all assets incurred therefor; to allow beneficiary only one and pay, when due, all said property in the said property at all times during construction; to replace written notice from beneficiary of such beneficiary within fifteen days after a subdiday or improvements now or hereafter rested upon or destory and property in good repair and to commit or constructed on said premises; to keep all buildings, property and ingentes to by fire or more thanked, and the property in the said property in the said property and ingentes to by fire or more tested on said premises continuously insent on time require, by this trust deed, in a company or meanage in correct form and with approved loss payable clause in favor business of the hencefleary and to deliver the original principal summer correct form and with approved loss payable clause in favor business of the hencefleary and and the property of the hencefleary and the property and an approved to be presented and the contract of the sential property and an approved to be presented and the contract form and with approved to be presented and the contract form and with approved to see a payable clause in favor business of the henceflea

shall be non-cancellable by the grantor during the full term of the policy thus 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 resassessments, and governmental charges levied or assessed against the above described representations the second payment of the lesser of the original purchase price paid by the grantor at the time the loan was made, or the beneficiary's original appraisal value of the property at the time the loan was made, grantor will pay to the beneficiary in addition to the monthly payments of was made, grantor will pay to the beneficiary in addition to the monthly payments of of the taxes, assessments, and other charges due and payable with respect to said property at the case of the control of the taxes, assessments, and other charges due and payable with respect to said property within each succeeding 12 months and also 1/36 of the invariance premium payable with respect to said property within each succeeding three years while this Trust Deed is interest on said amounts at a rate and less than the highest rate authorized to be paid interest on said amounts at a rate and less than the highest rate authorized to be paid interest on said amounts at a rate and less than the highest rate authorized to be paid by banks on their open passbook accounts minus 3/4 of 1%, if such rate is less than the said to the said of the control of the control of the interest of the second and shall be paid quarterly to the grantor by crediting to the second the amount of the interest due.

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 ansessments, insurance premiums and other charges is not not controlled to the payment of such charges as they become due, the remained shall pay the interest of the payment of such charges as they become due, the carried shall pay the interest of the payment of such charges as they become due, the carried shall pay the interest of the payment of such charges as they become due, the such demand, the beneficiary may at its option and the amount of such default to the principal of the onligation secured hereby.

Should the grantor fall to keep any of the foregoing covenants, then the beneficiary may at the such repairs as pecified in the note, shall be repayable by the foreign the payment of the shall be repayable by the shall be repayable by the shall be repertised by the line of the payment of the shall be repayable by the shall be shall be secured by the line shall be repayable by the shall be repayable by the shall be s

It is mutually agreed that:

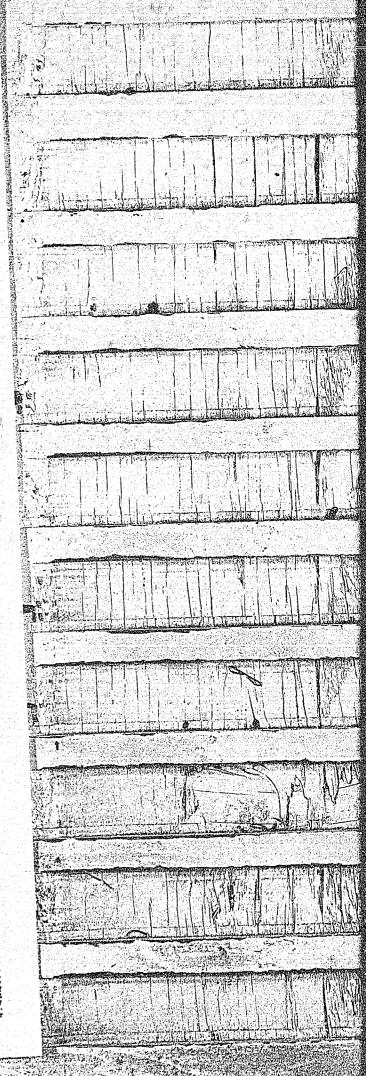
1. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, the beneficiary shall have the right to commence the intervent of the result of the resu

pe necessary in obtaining such compensation, promptly upon the beneficiary's request.

2. At any time and from time to time upon written request of the beneficiary, payment of its fees and resentation of this deed and the note for endiorsement (in case of full reconveyance, for cancellation), without affecting the illability of any person for the payment of the indebtedness, the trustee may (a) consent to the making of and read of the indebtedness, the trustee may (a) consent to the making of and read of the indebtedness, the trustee may (a) or other agreement affecting this deed or the lien or charge hereof; (d) reconvey, without warranty ended as the "person or persons legally entitled thereto aline recitais therefor 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.

the truthfulness thereof. Trustee's fees for any of the services in this basel.

3. As additional security, grantor hereby assigns to beneficiary during the continuance of these trusts all rents, issues, royalties and profits of the processing the property affected by this desired and of any personal property located thereon. Until the personal control of the personal property located thereon. Until the person has a secure thereby or in the personal control of the personal property of the field of the person personal property of the person personal property of any time without notice, either in person, by agency of any effective to be appointed by a court, and without regard that the possession of excurity for the indebtedness hereby accurate, enter upon the take possession of said property, or any part thereof, in its own name after or otherwise collect learning in the same, less costs and expenses of operation and collection, including reason able attorney's fees, upon any indebtedness accured hereby, and in such order as the beneficiary may determine.



10155

8. After the lapse of such time as may then be required by law following the recordation of said notice of default and giving of said notice of said, the

proper appointment of the successor trustee.

11. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record, as provided by law. The trustee is not obligated to notify any party herte 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.

12. This deed applies to, inures to the benefit of, and binds all parties hereto, their heles, legatees devisees, administrators, executors, successors and assigns. The term "beneficiary" shall mean the holder and owner, including

(WIINESS WHENLE); said side	is lieramic	nd seal the day and year first above written.
	<u>. C.C</u>	or of hustra- (SEAL)
	Nedca	E. Putman (SEAL)
OF OREGON }		
of Klamath ss.	ol June	19 76 before me, the undersigned,
Public in and for said county and side, por	onally appeared the within name	husband and wife
EDWARD B. PUTMAN and	named in and who executed t	the foregoing instrument and acknowledged to me that expressed.
personally known to be the identical individuals.	the uses and purposes therein e	xpressed.
executed the same freely and voluntarily to	y hand and affixed my motorial s	seal the day and year last above written.
pell 상황하다 하는 사람들은 경우 등 시간에 되었다. 그 가는 사람들은 사람들은 사람들은 사람들은 사람들이 되었다.	$(\leq_{\lambda} \leq$	A Tucker
601/07/15	Notary Public for	Manuscriptures Control of the Contro
	My commission	r Oregon expires: 70-73-78
College	and a term of the Calendary of the second of	
9.5		The second second
· (文字的代表的) [1]		STATE OF OREGON ss.
in No.		County of Kidmuth)
TRUST DEED		
		I certify that the within instrument was received for record on the 6th
		day ofJULY
		at 10;46 o'clock A.M., and recorded
	(DON'T USE THIS SPACE; RESERVED	in book M. 76 on page 101
and the first that the control of th	FOR RECORDING	Record of Mortgages of said County.
engamente, mengamente (a. 1945 - 1965), ingkapatan kelalah di kelalah di penjangan kelalah di penjangan beraja Manggaran pengangan kelalah di penjangan penjangan penjangan penjangan penjangan penjangan penjangan penjangan	LABEL IN COUN- TIES WHERE	이 그 경에 어느 아이들이 가는 사람들이 그런 그렇게 하는데 다른
Grantor	USED.)	Witness my hand and seal of County
TO TO THE STATE OF	for yearning in the	offixed as a substant of the state of the st
to FIRST FEDERAL SAVINGS &		affixed.
TO		
to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION Benneflctary		WM. D. MILNE
TO FIRST FEDERAL SAVINGS & LOAN ASSOCIATION Beneficiary FOR Recording Return To: FIRST FEDERAL SAVINGS	Section 1997	WM. D. MILNE
TO FIRST FEDERAL SAVINGS & LOAN ASSOCIATION Beneficiary FIRST FEDERAL SAVINGS 540 Main, St.	COMPANION STATES TO A	WM. D. MILNE County Clerk By Land Mark
TO FIRST FEDERAL SAVINGS & LOAN ASSOCIATION Beneficiary FOR Recording Return To: FIRST FEDERAL SAVINGS	Section 1997	WM. D. MILNE County Clerk By Land Mane

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed or 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 have been fully paid and satisfied. You hereby are directed, on payment to you do any sums owing to you under the terms of said trust deed (which are delivered to you herewith together with said 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.

First Federal Savings and Loan Association, Beneficiary wante e Person and September 5.

40104