

THIS TRUST DEED, made this 27th day of August
 ALFRED E. MARTIN AND LONA M. MARTIN, 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 5 in Block 2, RIVER RANCH ESTATES, 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
 hereafter belonging to, derived from or in anywise appertaining to the above described premises, and all plumbing, lighting, heating, venti-
 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 carpeting and linoleum, 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
 performance of each agreement of the grantor herein contained and the payment of the sum of **THIRTY THOUSAND AND NO/100---**
 (\$30,000.00) Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to the
 beneficiary or order, and made by the grantor, principal and interest being payable in monthly installments of \$ 231.55 commencing
 December 15, 19 76

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
 note or notes. If the indebtedness secured by this trust deed is evidenced by
 more 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.

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 and
 hereafter shall be free from all encumbrances and that the grantor will and his heirs,
 executors and administrators shall warrant and defend the said title thereto
 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 taxes, assessments and other charges levied against
 said property; to keep said property free from all encumbrances having pre-
 cedence over this trust deed; to complete all buildings in course of construction
 or hereafter constructed on said premises within six months from the date
 hereof or the date construction is hereafter commenced; to repair and restore
 promptly and in good workmanlike manner any building or improvement on
 said property which may be damaged or destroyed and pay, when due, all
 costs incurred therefor; to allow beneficiary to inspect said property at all
 times during construction; to replace any work or materials unsatisfactory to
 beneficiary within fifteen days after written notice from beneficiary of such
 fact; not to remove or destroy any building or improvements now or hereafter
 constructed on said premises; to keep all buildings and improvements now or
 hereafter erected upon said property in good repair and to commit or suffer
 no waste of said premises; to keep all buildings, property and improvements
 now or hereafter erected on said premises continuously insured against loss
 by fire or such other hazards as the beneficiary may from time to time require,
 in a sum not less than the original principal sum of the note or obligation
 secured by this trust deed, in a company of insurance in correct form and with
 fidelity, and to deliver the original policy of insurance in correct form and with
 approved loss payable clause in favor of the beneficiary attached and with
 premium paid, to the principal place of business of the beneficiary. If
 fifteen days prior to the effective date of the beneficiary in its own
 discretion obtain insurance for the benefit of the beneficiary, which insurance
 shall be non-cancelable 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 prop-
 erty and insurance premium while the indebtedness secured hereby is in excess of 80%
 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
 principal and interest payable under the terms of the note or obligation secured hereby
 on the date installments on principal and interest are payable with respect to said property
 of the taxes, assessments, and other charges due and payable with respect to said property
 within each succeeding 12 months and also 1/4% of the insurance premium payable with
 respect to said property within each succeeding three years while this Trust Deed is in
 effect as estimated and directed by the beneficiary. Beneficiary shall pay to the grantor
 interest on said amounts at a rate not 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
 4%, the rate of interest paid shall be 4%. Interest shall be computed on the average
 monthly balance in the account and shall be paid quarterly to the grantor by crediting
 to the escrow account the amount of the interest due.

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 be
 interest and said taxes, assessments and other charges levied or assessed against said prop-
 erty are to be made through the beneficiary, as aforesaid, the grantor hereby authorizes
 the beneficiary to pay any and all taxes, assessments and other charges levied or imposed
 against said property by any and all taxes, assessments and other charges levied or imposed
 in the amounts shown on the statements submitted by the insurance carriers or their rep-
 resentatives and to withdraw the sums which may be required from the reserve account.
 If any, established for that purpose. The grantor agrees in no event to hold the beneficiary
 responsible for failure to pay any insurance premium or for any loss or damage growing
 out of a defect in any insurance policy, and the beneficiary hereby is authorized, in the
 event of any loss, to compromise and settle with any insurance company and to apply any
 such insurance receipts upon the obligations secured by this trust deed. In computing the
 amount of the indebtedness for payment and satisfaction in full or upon sale or other

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, insurance premiums and other charges is not sufficient at any
 time for the payment of such charges as they become due, the grantor shall pay
 the deficiency to the beneficiary upon demand, and if not paid within ten days after such demand,
 the beneficiary may at its option add the amount of such deficit to the principal of the
 obligation secured hereby.

Should the grantor fail to keep any of the foregoing covenants, then the
 beneficiary may at its option carry out the same, and all its expenditures there-
 for shall draw interest at the rate specified in the note, shall be repayable by
 the grantor on demand and shall be secured by the lien of this trust deed. In
 enforcing this obligation, the beneficiary shall have the right in its discretion to complete
 any improvements made on said premises deemed necessary or advisable.

The grantor further agrees to comply with all laws, ordinances, regulations,
 covenants, conditions and restrictions affecting said property; to pay all costs,
 conditions and expenses of this trust, including the cost of title search, as well as
 the other costs and expenses of the trustee and attorney's fees actually incurred;
 to appear in and defend any action or proceeding purporting to affect the secur-
 ity hereof or the rights or powers of evidence of title and attorney's fees in a
 costs and expenses, including cost of evidence of title and attorney's fees in a
 reasonable sum to be fixed by the court, in any such action or proceeding in
 which the beneficiary or trustee may appear and in any suit brought by bene-
 ficiary 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 name, appear in or defend any ac-
 tion or proceedings, or to make any compromise or settlement 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-
 quired to pay all reasonable costs, expenses 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
 fees necessarily paid or incurred by the beneficiary in such proceedings, and the
 balance applied upon the indebtedness secured hereby; and the grantor agrees,
 at its own expense, to take such actions and execute such instruments as shall
 be 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 bene-
 ficiary, payment of the principal and interest of this deed and the note for en-
 tirement of these trusts all rents, issues, royalties and profits of the pro-
 perty affected by this deed and of any personal property located thereon. Until
 the beneficiary shall default in the payment of any indebtedness secured hereby or in
 the performance of any agreement hereunder, grantor shall have the right to col-
 lect all such rents, issues, royalties and profits earned prior to default as they
 become due and payable. Upon any default by the grantor hereunder, the bene-
 ficiary may at any time without notice, either in person or by agent or by a re-
 ceiver to be appointed by a court, and without regard to the adequacy of any
 security for the indebtedness hereby secured, 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 expenses of operation and collection, including reason-
 able attorney's fees, upon any indebtedness secured hereby, and in such order
 as the beneficiary may determine.

3. As additional security, grantor hereby assigns to beneficiary during the
 continuance of these trusts all rents, issues, royalties and profits of the pro-
 perty affected by this deed and of any personal property located thereon. Until
 the beneficiary shall default in the payment of any indebtedness secured hereby or in
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