While the grantor is to pay any and all taxes, assessments and other charges feried or assessed against said property, or any part thereof, before the same begin to bear interest and also to pay premiums on all insurance pollete, upon said property, such paying the beneficiary to pay any and all taxes, assessments are to be made through all taxes, assessments and other charges levid or imposed the beneficiary to pay any and all states, assessments and other charges levid or imposed the beneficiary to pay any and all states, assessments and other charges levid or imposed the beneficiary to pay any and all states, assessments and other charges levid or imposed in the amounts shown on the statements submitted by the insurance premiume or the anomals shown on the statements submitted by the insurance carriers or their representatives and to withdraw the sums which may be required from the reserve account, responsible for failure to have any insurance specified or the pay to the control of any loss, to compromise and settle with any insurance carriers on pay in the pay insurance would be 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 amount of the indebtedness for payment and satisfaction in full or upon sale or other amount of the indebtedness for payment and satisfaction in full or upon sale or other amount.

3. As additional security, grantor hereby, assigns to beneficiary during the continuous of these trusts all rents, issues, royalities and profits of the property interested by this deed and of any personal property located thereon. Until personal continuous shall default in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, grantor shall have the right to collect all such rents, issues, royalities and profits earned prior to default as they become due and payable. Upon any default by the grantor hereunder; the boadfelary may at any 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 accurity for the indebtedness hereby accured, enter upon and take possession of said property, or any part thereof, in its own name are no normal and apply the rents, issues and orpoits, including those panes are objection, including capacity and in such order able attorney's fees, upon any indibatedness secured hereby, and in such order

15633 and the beneficiary, may purchase at the sale.

9. When the Trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of the trustee's sale as follows: (1) trustee shall apply the proceeds of the trustee's sale as follows: (2) the compensation of the trustee, and reasonable charge by the attorney, (2) To the obligation secured by reasonable charge by the attorney, (2) To the obligation secured by trust deed. (3) To all persons having recorded liens aubsequent to interests of the trustee in the trust deed as their interests appear in order of their priority. (4) The surplus, if any, to the grantor of the trusteed or to his successor in interest entitled to such surplus. eed or to his successor in interest, entitled to such surplus.

10. For any reason permitted by law, the beneficiary may from time appoint a successor or successor to any trustee named herein, or uccessor trustee appointed herounder. Upon such appointment and with cyance to the successor trustee, the latter shall be vested with all title, or an exponent of the successor trustee, the latter shall be vested with all title, and duties conferred upon any trustee herein named or appointed hereunde uch appointment and substitution shall be made by written instrument ey the beneficiary, containing reference to this trust deed and its 70 the successor trustee, and the conductive proper appointment of the successor trustee. roundy or country of the successor trustee.

1. Trustee accepts this trust when this dred, duly executed and acknowledged is made a public record, as provided by law. The trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or on any action or proceeding in which the grantor, beneficiary, or trustee shall be a party unleas such action, or proceeding is brought by the trustee.

12. This deed applies to, laures to the benefit of, and binds all parties hereto, their heirs, legatees devisees, administrators, executors, successors and assigns. The term "beneficiary" shall mean the holder and owner, including pledgee, of the note sewered herety, whether on anneed as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the femioine and/or neuter, and the singular number in 8. After the lapse of such time as may then be required by law follow-recordation of said notice of default, and giving of said notice of said, tee shall said sproperty at the time and private by him in said notice of said, either as a whole or in separate by and in such order as he may lie, either as a whole or in separate bidder for each, in lawful money of old distors, payable of the control of the contr IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal the day and year first above written. Margaret A. L. Drew (SEAL) STATE OF OREGON } October Notary Public in and for sold county and state personally appeared the within named.

DALE H. DREW, JR. and MARGARET A.L. DREW, husband and wife THIS IS TO CERTIFY that on this to me personally known to be the identical individual ... named in and who executed the foregoing instrument and acknowledged to me that _they_executed the same freely and voluntarily for the uses and purposes therein expressed. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seel the day and year. ames Doc Public for Oregon amission expires: 70.25-78(SEAL) STATE OF OREGON \ County of Klamath \ \ \ ss. Loan No. TRUST DEED I certify that the within instrument was received for record on the 5th day of ... OCTOBER, 19.76, at 2:42 o'clock P. M., and recorded (DON'T USE THIS SPACE: RESERVED Record of Mortgages of said County. ABEL IN COUNто Witness my hand and seal of County FIRST FEDERAL SAVINGS & LOAN ASSOCIATION WM. C. MILNE Ailer Recording Return To: FIRST FEDERAL SAVINGS 540 Main St. Klamath Falls, Oregon

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

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 of any sums owing to you herewith together with said pursuant to statute, to cancel all evidences of indebtedness secured by add trust deed (which are delivered to you herewith together with said pursuant to statute, to cancel all evidences of indebtedness secured by the terms of said trust deed the estate now held by you under the 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

First Federal Savings and Loan Association, Beneficiary name of the present product of this trace.

19<u>06 (200</u>1) 143.24 03.27

THEAR

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Deputy