THIS TRUST DEED, made this 7th day of January

1977 , between

THOMAS J. GROVE AND BARBARA A. GROVE, 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:

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 38, NEW DEAL TRACTS, 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,

tagether with all and singular the appurtenances, tenements, hereditaments, rents, issues, profits, water rights, easements or privileges now or

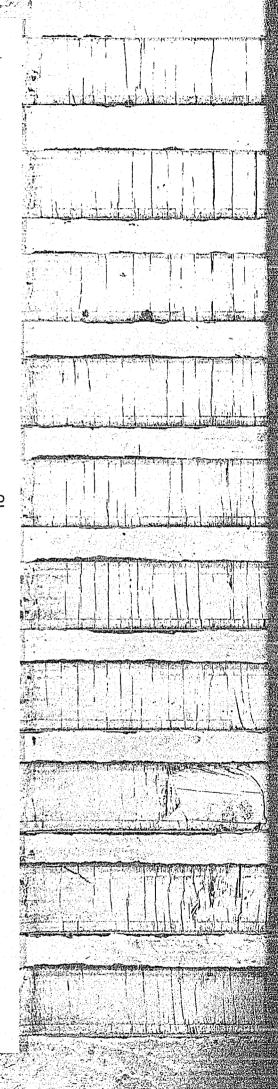
acquisition of the property by the beneficiary after default, any balance remaining reserve account shall be credited to the indebtedness. If any authorized reserve a for taxes, assessments, hearance premiums and other charges is not sufficient of time for the payment of such charges as they become due,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

Should the grantor fall to keep any of the foregoing covenants, the beneficiary may at its option carry out the same, and all its expenditures for shall draw interest at the rate specified in the note, shall be repayable the grantor on demand and shall be secured by the lien of this trust details connection, the beneficiary shall have the right in its discretion to con any improvements made on said premises and also to make such repairs to property as in its soic discretion it may deem necessary or advisable.

It is mutually agreed that:

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1. In the event that any portion or all of said property shall under the right of eminent domain or condemnation, the beneficiary since the right to commence, prosecute in its own name, appear in or defention or proceedings, or to make any compromise or settlement, in connect that the control of the process of the since and the said of the source of the said of the said



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 saie, the trustee shall sell said property at the time and place fixed by him in said notice of saie, either as a whole or in spirate, parcels, and its such order as he may determine, at public suction to the spirate parcels, and the such order as he may de-

by the beneather the property is situated, sman occurred in the county or counties in which the property is situated, sman occurred appointment of the successor trustee.

1. 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 hereto 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 heirs, legated devisees, administrators, executors, successors and assigns. The term "bueffer," hall mean the holder and owner, including oledgee, of the note security herpty, whether or not named as a beneficiary of the note security herpty, whether or not named as a beneficiary that the singular number in number of the note security is an experience of the singular number in

United States, payable at the time of sale. Trustee may any portion of sald property by public announcement at at sale and from time to time thereafter may postpone the IN WITNESS WHEREOF, said granton		
STATE OF OREGON County of Klamath Ss. THIS IS TO CERTIFY that on this divided Notary Public in and for said county and side, I THOMAS J. GROVE AND BARB	ory of January personally appeared the within n ARA A. GROVE, Hust also named in and who execute for the uses and purposes therein	Dand and Wife d the foregoing instrument and acknowledged to me that a service of
(SEAL)	Notary Public My commission	for Oregon
TRUST DEED Grantor TO FIRST FEDERAL SAVINGS & LOAN ASSOCIATION Beneficiary After Recording Return To: FIRST FEDERAL SAVINGS 540 Main St. Klamath Falls, Oregon	(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUN. TIES WHERE . USED.)	STATE OF OREGON County of Klamath ss. I certify that the within instrument was received for record on the 10th day of January 19.77, at 12;090'clock P. M., and recorded in book M. 77 on page 1,09 Record of Mortgages of said County. Witness my hand and seal of County affixed. LM. D. MILNE County Clerk By Hazel Deputy
	EST FOR FULL RECONVE	

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 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

First Federal Savings and Loan Association, Beneficiary