

TRUST DEED

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THIS TRUST DEED, made this 21st day of September

THIS TRUST DEED, made this 21st day of September, 1964, by and between  
MACK R. COOPER AND JEANNETTE E. COOPER, Husband and Wife, of the County of  
William L. Sisemore, Jr., as trustee, and

KLAMATH  
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:

That part of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning on the South boundary line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  at a point 330 feet East of the Southwest corner of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ; thence North and parallel with the East line of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$  920 feet to the true point of beginning for this description; thence from said point of beginning East and parallel with the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ , 165 feet; thence South and parallel with the West line of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , 80 feet; thence West and parallel with the North line of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , 165 feet; thence North and parallel with the West line of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , 80 feet to the point of beginning.

EXCEPTING THEREFROM, that portion along the East line of said premises lying within the boundaries of Hope Street and irrigation ditch.

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, ventilation, 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 **FOURTEEN THOUSAND, EIGHT HUNDRED AND NO/100ths (\$14,800.00)** Dollars, with interest thereon according to the terms of a promissory note and last and no. 100, to the beneficiary or order and made by the grantor, principal and interest being payable in monthly installments of **\$154.55** commencing **October 25, 1977**

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 notes or notes. If the indebtedness, secured by this trust deed, is evidenced by notes, more than one note, the beneficiary may accept 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 free and clear of all encumbrances and that the grantor will and his heirs, executors and administrators shall warrant and defend his said title thereto against the claims of all persons whomsoever.

[illegible][illegible][illegible]

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 taxes, assessments, insurance premiums and other charges are not sufficient at any time for the payment of such charges as they become due, the grantor shall pay the deficit 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 therefor shall draw interest at the rate specified in the note, shall be repayable by the grantor on demand and shall be secured in the lien of this trust deed. In this connection, the beneficiary shall have the right in its discretion to complete any improvements made on said premises and also to make such repairs to said property as in its sole discretion it may deem 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, fees and expenses of this trust, including the cost of title search, as well as the cost of the recording of this instrument, and all other costs, fees and expenses of the trustee, including the trustee's fees actually incurred; in enforcing this obligation, and trustee's or proceeding purporting to affect the accuracy of the deed or of the title, or of the beneficiary or trustee; and to pay all costs, fees and expenses of the trustee, including the trustee's fees actually incurred; in enforcing this obligation, and trustee's or proceeding purporting to affect the accuracy of the deed or of the title, or of the beneficiary or trustee; and to pay all costs, fees and expenses, including cost of evidence of title, of any action or proceeding in which the beneficiary or trustee may appear, and in any suit brought by beneficiary to enforce 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 and defend any action or proceedings, or to make any compromise, settlement or arrangement in connection with such taking and, if it so desires, require that all or any portion of the money payable in compensation for such taking, which are in excess of the amount reasonably necessary to pay all reasonable costs, expenses and attorney's fees necessarily incurred by the grantor in such proceedings, shall be paid to the beneficiary and applied by it first to the reasonable costs and expenses and attorney's fees necessarily incurred by the beneficiary in such proceedings; and the fees necessarily incurred by the beneficiary in such proceedings shall be paid out of the compensation so applied upon the indebtedness secured hereby; and the beneficiary shall be authorized and empowered to execute such instruments as shall be necessary to take such actions and execute such instruments as shall be necessary in obtaining such compensation promptly upon the beneficiary.

8. At any time and from time to time upon written request of the beneficiary, payment of its fees and presentation of this deed and the note for enforcement (in case of full reconveyance, for cancellation), without affecting the obligation of the beneficiary to pay the interest on the loan, shall be made by the lender to any person for the payment of the indebtedness, through (a) join in granting consent to the making of any map or plan of said property; (b) join in granting any easement or other agreement affecting this deed or the lien or charge hereof; (c) reconvey, or (d) any agreement affecting this deed or the lien or charge hereof, without warranty, all or any part of the property. The lender shall be conclusively entitled thereto, and same may be described as the "Deed of Reconveyance" and shall be conclusively proof of the facts herein stated. Trustee's fees for any of the services in this paragraph shall be \$5.00.

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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 policies or compensation or awards for any taking or damage of the property, and the application or release thereof, as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to 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 personal information concerning the purchaser as would ordinarily be required of a new loan applicant and shall pay beneficiary a service charge.

6. Time is of the essence of this instrument and upon default by the grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, the beneficiary may declare all sums secured hereby immediately due and payable by delivery to the trustee of written notice of default and election to sell the trust property, which notice trustee shall cause to be duly filed for record. Upon delivery of said notice of default and election to sell the beneficiary shall deposit with the trustee this trust deed and all promissory notes and documents evidencing indebtedness secured hereby, whereupon the trustee shall fix the time and place of sale and give notice thereof as then required by law.

7. After default and any time prior to five days before the date set by the Trustee for the Trustee's sale, the grantor or other person so privileged may pay the entire amount then due under this trust deed and the obligations secured thereby (including costs and expenses actually incurred in enforcing the terms of the obligation and trustee's and attorney's fees not exceeding \$50.00 each) other than such portion of the principal as would not then be due had no default occurred and thereby cure the default.

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 sale, the trustee shall sell said property at the time and place fixed by him in said notice of sale, either as a whole or in separate parcels, and in such order as he may determine, at public auction to the highest bidder for cash, in lawful money of the United States, payable at the time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale and from time to time thereafter may postpone the sale by public announcement.

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 property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters or facts 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.

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

10. For any reason permitted by law, the beneficiary may from time to time appoint a successor or successors to any trustee named herein, or to any successor trustee appointed hereunder. Upon such appointment and without conveyance to the successor trustee, the latter shall be vested with all the powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by the beneficiary, containing references to this trust deed and its place of record, which, when recorded in the office of the county clerk or recorder of the county or counties in which the property is situated, shall be conclusive proof of 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 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, legatees devisees, administrators, executors, successors and assigns. The term "beneficiary" shall mean the holder and owner, including pledgee, of the note secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal the day and year first above written.

*Mack R. Cooper*

(SEAL)

*Jeannette E. Cooper*

(SEAL)

STATE OF OREGON } ss.  
County of Klamath

THIS IS TO CERTIFY that on this 21st day of September, 1977, before me, the undersigned, a

Notary Public in and for said county and state, personally appeared the within named

**MACK R. COOPER AND JEANNETTE E. COOPER, Husband and Wife**

to me personally known to be the identical individual(s) 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 seal the day and year last above written.

*Donald V. Braun*

Notary Public for Oregon

My commission expires: **November 12, 1978**

Loan No. \_\_\_\_\_  
**TRUST DEED**

TO  
BENEFICIARY  
**FIRST FEDERAL SAVINGS & LOAN ASSOCIATION**

Recording Return To:  
**FIRST FEDERAL SAVINGS**  
540 Main St.  
Klamath Falls, Oregon

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$ 6.00

STATE OF OREGON } ss.  
County of Klamath

I certify that the within instrument was received for record on the 22nd day of SEPTEMBER, 1977, at 11:37 o'clock A.M., and recorded in book M77 on page 17773 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

**WM. D. MILNE**

County Clerk

*Hazel Drayton*  
Deputy

#### REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: William Ganong, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed 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 same.

First Federal Savings and Loan Association, Beneficiary

by \_\_\_\_\_

DATED: 08/11/77, 1977

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