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TRUST DEED

Vol. 477

22911

THIS TRUST DEED, made this 25th day of November, 19 77, between
JOHN M. MCGUIRE, & NANCY J. MCGUIRE, husband and wife

KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 31, Block 36, KLAMATH FALLS FOREST ESTATES
HIGHWAY 66 UNIT, PLAT NO. 2, according to the
official plat thereof on file in the office of
the County Clerk of 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, ventilating, 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 Twenty Two Thousand (\$ 22,600.00) 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 \$ 232.55 commencing December 30th 19 77

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 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.

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 precedence over this first deed; to complete all buildings in course of construction hereunder within the time specified in the original contract; from the date hereof or the date construction is hereafter commenced; to repair and maintain promptly and in good workmanlike manner any building or improvement on said property that may be damaged or destroyed and pay when due, all costs incurred therefor; to replace any work or materials unsatisfactory to beneficiary within fifteen days after written notice from beneficiary of such defect; to make all improvements now or hereafter made on property now or hereafter constructed on said premises; to keep all buildings, improvements and other structures erected upon said property in good repair and to commit or suffer no waste of said premises; to keep all building, property and improvements in good repair and to replace or repair any building, property or improvements by fire or such other hazards as the beneficiary may from time to time determine in a sum not less than the original principal sum of the note or obligation hereunder; to deliver to the beneficiary, or to any company or companies acceptable to the beneficiary, any and all documents, including but not limited to, the original approved loss payable clause, in favor of the beneficiary attached and with premium paid, to the principal place of business of the beneficiary at least thirty days prior to the expiration of the term of any policy of insurance; if said policy of insurance is not so tendered, the beneficiary shall, at the 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 property and insurance premium while the indebtedness secured hereby is in excess of 30% 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, the beneficiary in addition to the monthly payments of principal and interest payable under the terms of the loan shall also pay an amount equal to the date installments on principal and interest are payable an amount equal to 30% of the taxes, assessments, and other charges due and payable with respect to said property within such succeeding 13 months and also 1/88 of the insurance premium payable with respect to said property within such succeeding three years while this Trust Deed is in effect; and estimated and directed that such succeeding three years shall be 36 months; and 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 of the amounts paid quarterly to the grantor by crediting to the same 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 bear interest and also to pay premiums on all insurance policies upon said property, the interest 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, or any part thereof, before the same begin to bear interest, and to collect such taxes, assessments and other charges, and to pay the balance thereof to the collector of such taxes, assessments or other charges, and to pay the balance thereof to the grantor. In the amounts shown on the statements submitted by the insurance carriers on their respective policies, and to withdraw the sums which may be required from the reserve account, and to pay the same to the beneficiary, and to hold the same for the beneficiary. The grantor hereby authorizes the beneficiary to be responsible for failure to have any insurance written or for any loss or damage sustained by 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 proceeds of such settlement to the payment and satisfaction in full of the debt of the grantor, and to apply the same to the payment and satisfaction in full of the debt of the grantor. The amount of the indebtedness for payment and satisfaction in full of the debt of the grantor, and to apply the same to the payment and satisfaction in full of the debt of the grantor.

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 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 by 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 other costs and expenses of the trustee incurred in connection with or in enforcing this obligation, and trustee's and attorney's fees actually incurred; and the grantor agrees to execute and acknowledge any instrument purporting to affect the security hereof or the rights or powers of the beneficiaries of this trust to pay all costs and expenses, including cost of evidence of title and attorney's fees, in 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 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 or defend any action or proceeding brought or commenced by or on behalf of the Government or any such taking and, if it so elects, to require that all or any portion of the said property be sold to the Government for the full market value thereof, payable as compensation for such taking, which are in excess of the amount realized by the Government in the sale of the property, less the 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 incurred by the beneficiary in such proceedings, and the balance thereof shall be applied to the indebtedness of the beneficiary to the grantor at its own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation, promptly upon the receipt by the beneficiary of the proceeds of the sale of the property.

2. At any time and from time to time upon written request of the beneficiary, payment of its fees and presentation of this instrument and of the endorsement (in case of full reconveyance, for cancellation), without affecting the liability of any person for the payment of the indebtedness, the trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any lease, license, easement, or other right in or to said property; (c) join in any subordination or other agreement affecting this deed or the lien of the mortgage; (d) recover, defend, compromise or settle any claim or suit in respect of the property, with or without warranty, all or any part of the property. The trustee in exercising any power may be described as the "person or persons legally entitled thereto" and the recitals thereof of any matters or facts shall be conclusive proof of the truth thereof. Trustee's fees for any of the services in this paragraph shall be \$5.00.

3. As additional security, grantor hereby assigns to beneficiary during the continuance of these trusts all rents, issues, royalties and profits of the property affected by this deed and of any personal property located thereon. Until grantor shall default in the payment of any indebtedness secured hereby or until the expiration of any agreement heretofore made by grantor to default, as to all such rents, issues, royalties and profits, the same shall be held in trust and become due and payable. Upon any default by the grantor hereunder, the beneficiary 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 security, take possession of the property, or any part thereof, and take possession of said property, or any part thereof, in its own name and take and receive all of the rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and upon any such other

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 by the trustee 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 expenditures 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 recording 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 at the time fixed by the proceeding postponement. The trustee shall deliver to the purchaser his deed in form as required by law, covering the proceeds in the deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, attending the trustee but including the grantor and the beneficiary, may purchase at the sale.

9. When the Trustee sells 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 interest 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 title, powers and duties conferred upon any trustee herein named or appointed hereunder. Such such appointment and substitution shall be made by written instrument executed by the beneficiary, containing reference 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.

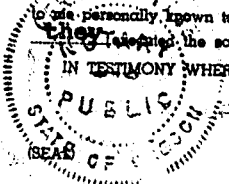
STATE OF OREGON
County of Klamath } ss

THIS IS TO CERTIFY that on this 25th day of November, 19 77, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named:

JOHN M. MCGUIRE & NANCY J. MCGUIRE, 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.



Notary Public for Oregon
My commission expires: 4/24/81

Loan No. _____		STATE OF OREGON County of <u>Klamath</u> } ss.	
TRUST DEED			
TO Grantor		I certify that the within instrument was received for record on the <u>25</u> day of <u>November</u> , 19 <u>77</u> , at <u>3:15</u> o'clock <u>P.M.</u> , and recorded in book <u>M 77</u> on page <u>22911</u> Record of Mortgages of said County.	
TO Beneficiary		Witness my hand and seal of County affixed.	
After Recording Return To: KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION		Wm D Milne County Clerk	
6.00		Deputy	

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: William Sisemore, _____, 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 pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said same) 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.

Klamath First Federal Savings & Loan Association, Beneficiary

DATED: _____, 19 _____ by _____

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