DALE THIS TRUST DEED, made this 2722 day of March..... PETE HAMILTON & GERALDINE HAMILTON, husband and wife...

வயத்து நடிக்க grantor, William Sisemore, as trustee, and

KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION; a corporation organized and existing under the laws of the Third States as the second of the period of the proper and metal states are stated as a second of the property of the property of the period of the second of the period o

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:

To be used only when oblightions have been half

REQUEST FOR FULL RECONVEYANCE

#ee >6.00 Lot 3, Block 2, Tract No. 1085, COUNTRY GREEN, who rove greened in the County of Klamath, State of Oregon, Viv

REAMAIN FIRST FEDERAL SAVINGS tive Recording Resum To.

moneticary

AND LOAN ASSOCIATION KLAMATH FIRST FEDERAL SAVINGS

"m. D. Milne

LABAL IN COURT

LOB RECORDING DOWN THE THE

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Nos recorses of record of the 28th day of March 19 78 at 10:58 edges. AM and respiceed N78 restudy that the wealth that unitarily

which said described real property is not currently used for agricultural, timber or grazing purposes,

together with all and singular the appurtenences, tenements, hereditaments, rents, issues, profits, water rights, easements or privileges now or regenter with all and singular the appurtunances, rengments, nereditaments, rents, issues, projits, water rights, easements or privileges now or hereefter belonging to, derived from or in anywise appertaining to the above described premises, and all plumbing, lighting, heating, ventileting, air-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor letting, air-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures. covering in place such as wall-to-wall carpeting and lineleum, shades and built-in appliances now or hereafter installed in or used in connection covering in place such as wall-to-wall carpeting and lineleum, shades and built-in appliances now or hereafter installed in or used in connection which the grantor has or may hereafter acquire, for the purpose of securing with the above described premises, including all interest therein which the grantor has or may hereafter acquire, for the purpose of securing beneficiary or order and made by the grantor, principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in monthly installments of \$1.00 principal and interest being payable in

This wait deed shall faither secure the payment of such additional money. The property by the beneficiary after default, any balance remaining in the standard faither secure the payment of such additional money. The grand hereafter by the beneficiary to the grantor or others are now than one note, this beneficiary to the grantor hereafter to the faither as the payment of such additional money than one note, this beneficiary may decided opposed or property and reduced by this trust deed is evidenced by the structure of the faither of the payment of such charges as they become due, the grantor therefore any payment on one note and part on any of said notes or payment of such charges and payment on one note and part on any of said notes or payment of such charges and payment on one note and part on any of said notes or payment of such charges and payment on one note and part on any of said notes or payment of such charges and payment on one note and part on any of said notes or payment of such charges and payment on one note and part on any of said premises and property convey of the fart deed are treated and premises and property convey of the fart deed are treated and premises and property convey of the payment of such and the said tile thereto and clear of all e-mountainess and other charges lorded against thereof and, when due, all taxes, assessments and other charges lorded against thereof and, when due, all taxes, assessments and other charges lorded against thereof and, when due, all taxes, assessments and other charges lorded against thereof and when the said property for keep and property for keep and property its payment of such and the said tile thereto and administrators shall warrant and defined and shall be secured by the limit of the property of the said property its payment of such and the said property its payment of such and the sa executors and administrators shall warrant and defend his said title thereto against the claims of all persons whomsoever.

The granfor chydnants and agrees to pay said note according to the terms thereof and, when due, all taxes, assessments and other charges lovied against thereof and, when due, all taxes, assessments and other charges lovied against the property if the seep said property free from all encumbrances having presented or the said traces and the said property and in good worksmilke manner any building or improvement on promptly and in good worksmilke manner any building or improvement on promptly and in good worksmilke manner any building or improvement on the said property which may be allow beneficiary to inspect said property at all costs incurred therefor; to replace any work or material unastifactory to times during construction; to replace any work or material unastifactory to the said property at all the said property at all the said property at all the said property and to constructed on asid or engines; to keep all buildings, and to commit or suffer now waste of said premises; to keep all buildings, property and improvements now or or such said than the original principal summof, the inche or good in a summy the track deed, this company or companies accordable to the personal places of inches soft the beneficiary as its track deed, the original principal summof, the inches or good insurance in original principal summof. The beneficiary as its premium padd; to the principal place or bruiness of the beneficiary as its constitution and the said property in t

obtained 198 In Cases of 198 conferred was thereto, and receive the property of the 198 conferred pressure. Conferred pressure according regularly for the property and the purpose of providing regularly for the property parameter of gall targe, assessments, and so remember of cases described property and insurance conferred property and insurance mental purchase price paid by the granton the above described property as the time the loan made or the exercisery original appraisal value of the property at the time the loan made or the exercisery original appraisal value of the property at the time the loan made or the exercisery original appraisal value of the property at the time the loan made or the exercisery original appraisal value of the property at the time the loan was made grantone will pay to the beneficiary in addition to the monthly payments of philipping and interesting the standard property of the case of the property of the property

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While the grantor is to pay any and all taxes, its essentiates and other diarget letter assessed against said property, or any part thereor, before the same begin to bear rest, and pag to pay premium; on, all insurance, policies upon paid property, such pays the first of the made libratist the feedfallery, it forested. The grantor instably sutherises the same to be made libratist in the same to be made libratist in the same to be present the same to be present the same to be presented and the charge in the pay and the part of the pay of the part of the pay of the

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 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 proceedings, or to make any compromise or settlement in connection of the money's payable as compensation for such taking, which are in excess of the amount repayable as compensation for such taking, which are in excess of the amount repayable as compensation for such taking, which are in excess of the amount repayable as compensation for such taking, which are in excess of the amount repayable to the parator in such proceedings, shall be paid to the beneficiary or neutron by the grantor in such proceedings, and expenses and attorney fees necessarily paid or incurred by the beneficiary in such proceedings, and the balance applied upon the indebtedness secured hereby; and the grantor agreed to take such actions and execute such instruments as abase to the such actions and execute such instruments as abase to the such actions and execute such instruments as abase to the such actions and execute such instruments as abase to the such actions and execute such instruments as abase to the such actions and execute such instruments as abase to the such actions and execute such instruments as abase to the such actions and execute such instruments as abase to the such actions and execute such instruments as abase to the such actions and execute such instruments as abase to the such actions and execute such instruments as abase to the such actions and execute such instruments as abase to the such actions and execute such instruments as abase to the such actions and execute such instruments as abase to the such actions and execute such instruments as abase to the such actions and execute such instruments as abase to the such actions and execute such instruments as abase to the such actions and a

request.

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 gots for enforcement (in case of full reconveyance, for cancellation), without affecting the dorsement (in case of full reconveyance) of the indebtedness, the trustoss may liability of any person for the payment plot of any depending content to the making of any map or plot of and property; (b) job in greating convent to the making of any map or the tend or the ling or charge hereof; (c) reconvey, or other agreement affecting this deed or the ling or charge hereof; (d) reconvey, or other agreement affecting this desired or the ling or charge hereof; (d) reconvey, without warranty, all or any part of the property. The greates in any reconvey may be described as the person or passons legally entitled thereto and all the rectals therein of any matters or facts shall be conclusive proof of the truthfulness, thereof. Trustee's fees for any of the services in this paragraph shall be \$5.00.

shall be \$5.00.

S. As additional accurity, grantor hereby assigns to heneficiary during the continuance of these trusts all rents, issues, royalties and profits of the property effected by this deed and on any personal property located thereon. Out property located thereon. Output of any indebtedess accured bereing remoter shall indebted and profits of any indebtedess accured bereing represented by the performance of any agreement bereinder, grantor shall have the right to est inches performance of any agreement bereinder, profits served prior to default as the inches performance of any agreement bereinder, profits served prior to default as the inches performance of any agreement bereinder, the served profits are served to the served profits are served to the appointed by a court, accurate the young and take possessing.

5832 nouncement at the time fined by the preeding postponement. The deliver to the purchaser his dead in form as required by law, convenit or variently, express or recitals in the deed, of any matter or facts shall be conclusive truthfulness thereof. Any person, excluding the trustees but including and the beneficiary, may purchase at the sale. 4. The entering upon and taking possession of said property, the collection such rents, issues and profits or the proceeds of fire and other insurance points or compensation or awards for any taking or demage of the property, and application or release thereof, as aforested, shall not cure or wards are the control of the control of default hereunder or invalidate any act done pursuant to and the peneliciary, 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 ale as follows: (1) To trustee shall apply the speceeds of the trustee's ale as follows: (1) To trustee shall apply the sale including the compensation of the trustee, and a reasonable charge by the attorney (2) To trustee light accurately by the interests of the trustee in the trust deed liens subsequent to the interests of the trustee in the trust deed in the trust deed or to his successor in interest, entitled to such surplus. 5. The grantor shall notify beneficiary in writing of any sale or consect for sale of the above described property and furnish beneficiary on a supplied it with such personal information concerning the purchaser as multi-ordinarily be required of a new loan applicant and shall pay beneficiary 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 indebtedness secured hereby or in performance of any indebtedness secured hereby or in performance of any indebtedness secured hereby in greenent hereunder, the beneficiary may declare all sums secured hereby insected to be an expected to the trusts of written botice of default mediately due and payable by delivery to the trusts color of virties botice of default and election to sell, duly illed for record. Upon delivery of said notice of default and election to sell, duly illed for record. Upon delivery of said notice of default and election to sell, duly illed for record. Upon delivery of said notice of default and election to sell, such beneficiary shall deposit with the trustset this trust deed and all promiscory notes and documents evidencing capacities and give notice thereof as then trustees that fit the time and place of said and give notice thereof as then required by law. used of the successor in interest, entitled to such surplus.

10. For any reason permitted by law, the beneficiary may from time time appoint a successor in successor to any trustee named herein, or to a successor trustee, successor trustees and the successor trustee, the latter shall be vested with all title, pow veyance to the successor trustee, the latter shall be rested with all title, pow veyance to the successor trustee, the latter shall be rested with all title, pow veyance to the successor trustee herein named or appointed hereunder. Easily the herein the successor trustee herein named or appointed hereunder. Easily the herein the successor trustee the trust deed, and its place record, which, when records the office of the county clerk or recorder of county or countries, in which the property is situated, shall be conclusive proof pryper; appointment, of the, successor trustee. equired by law.

7. After default and any time, prior to five days before the date set y their frustee for the Trustee's sale, their granter or other person so rivileged may pay the entire amount; then, the under this atomic default he obligations secured thereby (including oasts and expenses actually incurred numeroring the terms of the obligation and trustee's actually incurred numeroring the terms of the obligation and trustee's actually incurred numeroring the terms of the obligation and trustee's actually incurred on entering 50.00 each) other; than such portion of the principal as would not then become had no default occurred and thereby court the default. II. Trustee accepts this trust when this deed, duly executed a ledged is made a public record, as provided by law. The trustee is no to notify any party hereto of pending sale under any other deed of any action or, proceeding in which the grantor, beneficiary or trustee party sunless, such action or proceeding is, brought by the trustee. not then be due had no default occurred and thereby the select the second of the secon 12. This deed applies to, inures to the bracilt of, and binds all parties hereto, their heirs, legatees devisees, administrators, executors, successors and assigns. The etern "beneficiary" shall mean the holder and owner, including pledgee of the note secured hereby, whether or not named as a beneficiary herein. In constraints, this deed and whenever the context so requires, the manning gender includes the feminine and/or neuter, and the singular number to-cludes side plural. IN WITNESS WHEREOF Scild stantor has hereunto set his hand and seal the day and year first above written. Hanul PETE HAMILTON (SEAL) (SEAL) GERALDINE HAMILTON STATE OF OREGON AND LAST PROMOTE AND STATE OF THE STATE OF THE PROMOTE THE STATE OF hindelik av 16 17 unsubskeldidt kan County of spinor of parties against 27 by a spinor parties the parties of par Notary Public in and for said county and state, personally appeared the within named

PRIME HAMILTON & GERALDINE HAMILTON, husband and wife PETE HAMILTON & GERALDINE HAMILTON, husband and wife

of percentily town to be the dented individual & named in and who executed the foregoing instrument and acknowledged to me that

year executed the same irrely and voluntarily for the uses and purposes, therein expressed.

NATERIAL WIRESON WIRESON TO BE THE PROPERTY OF THE PROPERT which sIRUSIteDEEDs not cure with used for agricultural, threser or grazing purposes I certify that the within instrument was received for record on the 28th _, 1<u>9_**78**,</u> March at 10:58 o'clock A.M., and recorded in book <u>M78</u> on page <u>5831</u> Space: Reservi FOR RECORDING LABEL IN COUN-TIES WHERE Grantor TO Record of Mortgages of said County. USED.) Witness my hand and seal of County KLAMATH FIRST FEDERAL SAVINGS affixed. AND LOAN ASSOCIATION Beneficiory Wm. D. Milne County Clerk After Recording Return To: KLAMATH FIRST FEDERAL SAVINGS Lot 3, Block 2, Tract No. 1085, COUNTRY GREEN, Debni and fown association in the County of Klamath, Standard Track

REQUEST FOR FULL RECONVEYANCE

to be used only when obligations have been paid.

LO: Miliam-Sitemote	Talander mire Kering" Octif.	end conveys to the Ch	First doed All su	ms secured by said trust dee
The undersigned is the legal have been fully paid and satisfie	owner and holder of all ind	epiequess secured by me	toragoing true cook trades	the terms of said trust deed o
The undersigned is the legal have been fully paid and satisfic pursuant to statute, to cancel all	d. You hereby are directed.	on payment to you at any	Lablah and delivered to yo	herewith together with sai
have been fully paid and samual pursuant to statute, to cancel all trust deed) and to reconvey. Wi	evidences of indebtedness su	cured by said trust deed	(Which are canvered to jo	a now held by you under th
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Klamath First Federal Savings & Loan Association, Beneficiary

PETE HAMILTON & GERALDINE HAMILTON, husband and wife DATED HIS TRUST DEED made this Meets day of 19 darch

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- Company Applease resolution of

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NOT STATE