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....RONALD.P. LEIFESTE AND APRIL C. LEIFESTE, Husband and Wife ... 19. **78**... between

as grantor: William Sisemore, as trustee, and KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the

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:

> Lots 15 and 16, Block 1, ORIGINAL PLAT OF KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon

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

together with all and singular the appurtenances, tenements, hereditaments, rents, issues, profits, water rights, easements or privileges now or lating, air-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, logether with all awnings; venetian blieds, floor with the above described premises and all plumbing, lighting, heating, venetian blieds, floor with the above described premises including all interest these in which the above described premises including all interest these in which the above described premises including all interest these in which the above described premises including all interest these in which the above described premises including all interest these in which the above described premises including all interest these in which the above described premises including all interest these in which the above described premises including all interest these in which the above described premises including all interest these including all interest the all interests and including all i 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 with the above described premises, including all interest therein which the grantor has or may hereafter installed in or used in connection performance of each agreement of the grantor herein contained and the payment of the sum of THIRTY-SEVEN UNITHOUSENDY, [S. 37, 500, 00] Dollars, with interest thereon according to the terms of a promissory note of the grantor, principal and interest being payable in monthly installments of \$ 311.35... commencing

This trust deed shall further secure the payment of such additional money, if any, as may be loaned hereafter by the henticiary to the granter 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 beneticiary may credit payment evidence is evidenced any of said notes or part of any payment on one note and part on another, as the beneficiary may elset.

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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 strength and clear of all encombrances and that the grantor will and his heirs, against the claims of all persons whomsoever.

executors and administrators shall warrant and defend his said title hereto 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, excessments and other charges levied against charges and property; to keep said property and the said property; to keep said property and the said property and in good workmanlike many building or improvement on coast incurred which may be damaged or any buildings or improvement on coast incurred the said property and in good workmanlike many damaged or tropped and pay, when due, and times during construction; to replace any work of materials unsatifactory to fact; not for more coast incurred the said property and in good workmanlike many buildings or improvement and beneficiary within them days after written notice must related to the remarker exceed upon any buildings, property and improvement now or constructed on said or said property in good repair and recommit or suffer now or hereafter exceed upon all property in good repair and improvements by fire or such other hazards as the beneficiary may from time to time require, now or hereafter exceed upon a said property in good repair and improvements by fire or such other hazards as the beneficiary may from time to time require, now or hereafter exceed upon a said property of insurance in correct form the with permitted paids of the principal place of the beneficiary may for the beneficiary may from time to time require, approved loss payable clause in property of insurance in correct form the with permitting paid, to the principal place of the beneficiary may for its own that insurance is not satendered the beneficiary may for its own shall the more contained to provide regularly for the prompt payment of said taxes, assessing the contained to provide regularly for the prompt payment of said taxes, assessing the said taxes of the provide regularl

obtained.

In order to provide regularly for the prompt payment of said taxe, assessments or other charges and insurance premiums, the grantor agrees to pay to beneficiary, together without in addition to the monthly symments of other charges rapable under the terms of the note or obligation states of acceptance of a control of the co

While the granted to the pay only and all terry, assessments and other pharges tevial on several against and property, or any part thereof, before the same begins to real interest and also to pay per units on all insurance the same begins to real interest and also to pay per units on all insurance ficiary, as aforeast, and property in the same and the property authorizes the enderthrough the beneficiary, as aforeast, as shown by the statements thereof, turnished they the collector of such tars, assessments or other charges levied or improved against the insurance carriers or the forest as shown by the statements attended to pay the insurance carriers or the forest as a shown by the statements admitted by principal of the loan or to withdraw the sums which may be required from the reserve account, if any, estimated for that purpose. The granted force he reserve account, if any, estimated for that purpose. The granted force as and the same written or for any loss of a granted for that purpose. The granted force as an extension of the interest of the same property in the same written or for any loss of a sum of the same property in the event of a contract of the same property in the same property in the second of the interest of the property by the beneficiary after company and to apply any companies the amount of the indebtedness of payment and satisfaction in full or upon asle or other acquisition of the property by the beneficiary after

default any balance remaining in the reserve account shall be credited to the indebtedness. If the reserve account for large, assessment, insurance premiums and often 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 upon may at its option add the amount of such deficit to the principal of the unlighted accuracy hereby.

Should the grantor fail to keep any of the foregoing covenants, then the hencificiary may at its option carry out the same, and all its expenditures there the for shall draw just he policy carry out the same, and all its expenditures there for shall draw just he policy and the note, shall be re-payable by this connection, the beneficiary shall have the ight its discration to complete the property as in its sole discretion it may deen necessary or advisance.

The grantor outher agrees to comply with all laws, ordinances, regulations, dees and expenses of this test, foreign the content of the costs and expenses of this test, foreign the cost of title connection, the costs and expenses of the trustee incurred in connection the other costs and expenses of the trustee incurred in connection with or appear in and defend any action or proceeding purporting to affect on appear in and defend any action or proceeding purporting to affect on appear in and defend any action or proceeding purporting to affect on appear and defend any action or proceeding purporting to affect on appear in and defend any action or proceeding purporting to affect on appear in and defend any action or proceeding purporting to affect on appears, including cost of evidence of little and attorney's cost and expenses, including cost of evidence of little and attorney's purporting to affect on the proceeding purporting to affect on a spear including cost of evidence of little and attorney's purporting to affect on the proceeding purporting to affect on a spear including cost of evidence of little and attorney's purporting to affect on the proceeding purporting to affect on a spear and the proceeding purporting to affect on a spear and action or proceeding the costs and cost of evidence of little and attorney's purporting to a spear and action or proceeding the costs and cost of evidence of little and attorney's purporting to a spear and action of proceeding the costs and cost of evidence of little and attorney's purporting to a spear and action of t

The beneficiary will furnish to the grantor on written request therefor an uni statement of account but shall not be obligated or required to furnish further statements of account.

It is mutually agreed that:

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In the event that any portion or all of said property shall se 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 of eminent domain, or condemnation, the beneficiary shall have then right to commence the reaction or proceedings, or make any compromise or actitement in connection with payable as compensation for a require that all or any expense of the amount required to pay all reasonable code; expenses and attorney as or consarily paid or incurred by the grantor in such proceedings, shall be paid to the beneficiary free necessarily paid or incurred to the cheficiary in such proceedings, and the paid upon the indebtedness secured hereby; and the grantor agrees, and its own expense, to take such actions and exceute such instruments as shall be necessary in obtaining such compensation, promptly upon the beneficiary's

2. At any time and from time to time upon written request of the beneficiary, syment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyance, for cancellation), without affecting the
inhility of any person for the payment of the indebtedness, the feutier may (a)
any casemant or exacting and restriction thereon, (c) judn by several and any casemant or exacting and restriction thereon, (c) judn by similar and countries of the physical control of the payment of the physical control o

shall be \$5.00.

3. As additional accurity, granter hereby assigns to beneficiary during the continuance of these trusts all rents, issues, royaltes and profits of the perty affected by this deed and of any person appropriate content of the second of the second of the perty affected by the deed and of any person property located thereon. Until the performance of any agreement hereunder, and in the performance of any agreement hereunder and profits a carned prior to default as the cited and any action and profits a carned prior to default as the ficiary may at any time without notice, either in person, by agent or by a rescurity for indebtedness briefly accured, enter upon and take houseaston and property, or any part thereof, in 12s one name sue for or otherwise odilect the rame, leas such and profits, including those pans due and unpaid, and applied the anne, leas and expenses of operations and culiection, including apply as the heneficiary may determine. Dro. Until or in o col. they

4. The entering upon and taking possession of said property, the collection of such rents, issues and profits or the proceeds of the and other insurance point issues or or property and taking or damage of the property and taking or damage of the property and fault or notice of default hereunder or invalidate any ect done pursuant to such potice.

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 service charge.

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, the beneficiary may declare all sums secured hereby and election to self the trust property, which notice of written notice of default the heneficiary shall deposit with the trustee of default and election to self, the property of said notice of default and election to be notes and documents evidence expenditures secured hereby, whereupon trustees shall fix the time and place of saie and give notice thereof as then required by law.

7. After default and any time prior to five day before the date set by the Trustee for the Trustee's sale, the granto or other person so the obligation pay the entire amount then due under this trust deed and in enforcing the terms of the obligation and trustee attention of the principal as well of the obligation and trustee atterney's fees not then be due had no default occurred and thereby cure the default.

sot 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 of default and giving of said notice of said, the trustee shall sell said property at the time and place give by him in said notice of saie, 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 lawful money of the say portion payable at the time of said. Trustee may postpone said of all of said property by public announcement at such time and place of said and from time to time thereafter may postpone the sale by public announcement the said population.

connecement at the time fixed by the preceding postponement. The trustee shall deliver to the purchaser his deed in form as required by liaw, conveying the property so sold, but without any covenant or serving the property of the purchaser his deed in form as required by liaw, conveying the property of the property o

and the beneficiary, may purchase at the sale.

9. When the Trustee sells pursuant to the power 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 first deed. (3) To the obligation secured by the interests of the trustee in the trust deed as their interests appear in the deed or to his successor in interest entitled to such surplus, if any, to the grantor of the trust deed or to his successor in interest entitled to such surplus.

order of their priority. (4) The surplus, if any, to the grantor of the trust even to his successor in interest cutilide to such surplus.

10. For any reason permitted by law, the beneficiary may from time to the successor of successor of surplus time appoint and successor of surplus trustee named herein, or to any successor trustee appointed bereunder. Upon such appointment and without conveyance to the successor trustee herein named of successor trustees are successor trustees and the latter shall be of successor trustees and the successor trustees and the successor trustees are successor trustees and the successor trustees are successor trustees and the successor trustees are successor, which the property is situated, shall be conclusive proof of the successor trustee.

11. Trustee accepts this trust when this deed, duly excuted and successor trustees and successor trustees and successor trustees.

12. This deed applies to pending as brought by the trustee shall be a successor and successor trustees. The successor trustees are successor trustees and successor trustees and successor trustees. The successor trustees are successor trustees and successor trustees and successor trustees and successor trustees and successor trustees. The successor trustees are successor trustees and successor trustees and successor trustees. The successor trustees are successor trustees and successor trustees are successor trustees. The successor trustees are successor trustees. The successor trustees are successor trustees are successor trustees. The successor trustees are successor trustees are successor trustees. The successor trustees are successor trustees.

IN WITNESS WHEREOF, said gran	e the sale by public and place of the sale by public and the nitor has herounto s	and and	seal the de		er and owner, including named as a beneficiary of sequires, the my the singular number is
		Rosel	111	'Y und year tir	st above written
STATE OF OREGON			1-~	eifeste Veefeste	SEAL,
County of Klamath ∬ss		-april	, C. C	x 1 1	
THIS IS TO CERTIFY that on this 6000. Notary Public in and for said	day of			refeoto	(SEAL)
Notary Public in and for said county and state. Notary Public in and for said county and state. RONALD P LEIPESTE to be seronally known to be the identical individual and the same freely and voluntarily wifered.	personally appeared to	April	. 19.7	7.8 before me.	the undersigned, a
Entered Individual			Husban	d and Wif	ne undersigned, a
MATERIMONY WHEREOF, I have hereunto set	for the uses and purp	oses therein express	egoing instrun	nent and acknowl	edged to make
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KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION		W	illiam)	D. Milne	
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Warne REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: William Sisemore,

M Danie ef

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VII Carylo

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you maker the torms of said trust deed of said trust deed to you have with one same). CAROLINA PERENCE PARENCE SE # @ 1212 DATED:

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Fee \$6.00

TREETING.

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