

[illegible]

4. The entering upon and taking possession of said property, the collection of 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, no agreement, 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 or a person 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. There 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 obligation hereunder, the beneficiary may declare all sums secured hereby immediately due and payable by delivery to the trustee of written notice of default 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 \$500 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 grantor 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 several sales of the undivided interest, possible at the time of sale. Trustee may purchase same at all or any portion of said property by public announcement at such time and place of sale and from time to time thereafter may purchase the same by public sale.

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 7TH day of April, 1978

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

PERRY C. ROPER and LYNN RENE ROPER, husband and wife

to be the identical persons who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

I, Notary Public, 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: 4/24/804/24/80

Loan No. _____

TRUST DEED

Grantor

Klamath County, Oregon, in the State of Oregon

Klamath First Federal Savings and Loan Association

of Oregon, its successors and assigns

do hereby certify that the within instrument was received for record on the _____ day of _____, 1978, at _____ o'clock _____ M., and recorded in book _____ on page _____ of the Mortgages of said County.

I certify that the within instrument was received for record on the _____ day of _____, 1978, at _____ o'clock _____ M., and recorded in book _____ on page _____ of the Mortgages of said County.

Witness my hand and seal of County Clerk

_____ Deputy

REQUEST FOR FULL DISCLOSURE

To be used only when obligations have been paid.

TO: William Moore, 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, as payment to you of any sums owing to you under the terms of said trust deed or payment to secure, to cancel all evidence of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to recover, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the Klamath First Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of Oregon.

Klamath First Federal Savings & Loan Association, Beneficiary

DATED: APR 11 1978 BY: PERRY C. ROPER and LYNN RENE ROPER

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