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THUST DEED Vol. 78 Page 6824

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VILLING TOUST DEED.	made this 7th day of .	APLAA	husband and witte 	
PERRY	C. ROPER and L	and broke that been	as grantor, William Sisemon ation organized and existing und	e, as trustee, and
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	AND LOAD	ASSOCIATION, a corport	anon organized and the off	, the property

ALAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporat

International of the source of international accurate by and the source of the source The grantor irrovocebly grants, bargains, sells and conveys to the trustee, in trust, with power of sale, the property in

Kiessich County, Oregon, described as:

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To be used only when obligations have been putd.

All the following described real property situate in Klamath County, Oregon:

Beginning at a point 580.25 feet South of the corner common to Sections 2,3, 10 and 11 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thance South 89948' East 262.5 feet; thence South 82.95 feet; thence North 89°48' Wast 262.5 feet; thence North 82.95 feet to the point of beginning; being a portion of the NWANES of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, contained in the right of way of Summers Lane.

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which said dependenced property is not currently used for agricultural, timber or grazing purposes, together with all and singular the appurtenances, tenaments, hereditaments, rents, issues, profits, water rightsurgespenents or privilages now or rogemer with all and singular the appurtenances, tenaments, nerroutioments, reuts, issues, prains, water rights gas ments or privileges now or herselfer belonging to, derived from or in enywise appartaining to the above described premises, and all plumbing, lighting, heating, ventilating, sir-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor

The lines doed shall fighter sours the product of such additional money. If any can may be found thereafter by the benchdauy to the granter or others if any can may be found thereafter by the benchdauy to the granter or others be the internal and the show of the benchdauy and the benchdau inter the source of the the the the source of the source of the source of the line of the source of the the the source of the source of the source of the source of cald notes or part of any payments are seen to an arother as the benchdary may else. The spinshes barrely correspond by this trust deed are here a that the source of any payments are source of by the there is the the source of the source of the source of the the section of the benchdary here a that the source of the source of the source of by this trust deed are neared that the source of the source of the source of the source of the benchdary free and the source of the

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executors and administrators that the state the state will and his beirs, against the defines of all persona whomsoever. The granner of all person whomsoever. The granner definition of all person whom and the state this there and the state of all person whom and the second state of the terms and property is trassided in a state assessments and other charges level against or hereafter construction is hereaster count all course of construction promptly and his ground version all persons within all course of construction promptly and his ground version all persons any persons and property at all matter during construction is hereaster count we define and restore based or an all persons is be damaged or det bespect still property at all matter during construction is better any while first and restore based during construction is the state of the state state and the construction of the state of the persons any persons and the state and the construction of the state of the state of the state state of the matter during construction is the state of the state state of the construction of an all persons in the state of the state state of and persons as the basedfiers any and important against base of hereafter excided upon all property all beliftings and to commit or antite state with the state as the basedfiers any non-adain is and the state state with a state with the state of and persons in the state state construction is all property all thereafter and the state state state of and persons is in the state state as the state state state to the state of and persons is in the state in contract the state of the state state is person in the state state is a state when a state is a state in the state is and with asymptic the state state is a state baseafter any and important is and with i

which he some anticides of providing regularity for the present persons of all targe, That for the purpose of providing regularity for the present is above described pro-perty and insurance, personant while these isobolishess secured where the above described pro-perty and insurance, personant while these isobolishess secured where it is the time the loan was of the lesser of the intry's original appraish value of the property at the time the loan was made or the based of the intry's original appraish value of the property at the time the loan was made or the based of the intry's original appraish value of the property at the time the loan was property and insurance, and there the tesses of the value are submitted asserted berefor property and insurance, and there their second and pays in an emperie to make second berefor within second and made and the second and pays in the insure of the second of the track is and property rights each second pays in the second in the second to be and within target in the second at the second in the second the second the insure within the target made and the second more than the second to be appresent of and the second is and property rights each second second pays in the second the insure is as and within the second at a rate of the target based and pays in the second to be pays within the second is at a rate with the target of the second with the target to the insure is a lead is an independent at a rate with the target of the second with the second to be pays of the shale as the second at the second more than the second when the second of the second is at a second when the second is at a second the second is of the second is at a second to be appresent when a second to be appresent as a second to be appresent when the second of the second is at a second to be appresent of the second is at a rate with the second is at a second to be appresent when the second is at a second to be appresent when the second of the attrace the second is at a second to be appres

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acquisities of its preparty by the beneficiary after default, any balance remaining in the reserve account shall be credited to the indeitedness. If any authorized reserve account for incret, ensurements, itsuisates premises and other duarges is not sufficient at any ine for the payment of such charges as they become due, the granter shall pay the definit to the payment of such charges as they become due, the granter shall pay the the beneficiary may at its option add the amount of such deficit to the principal of the table beneficiary may at its option add the amount of such deficit to the principal of the table beneficiary may at the option add the amount of such deficit to the principal of the

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Should the grantor fail to keep any of the foregoing overnants, then the Should the grantor fail to keep any of the foregoing overnants, then the efficiary may at its option carry out the same, and all its expenditures there-efficiary may at the rate specified in the note, shall be repayable by shall draw interest at the rate specified in the note, shall be repayable by grantor or desand and shall be secured by the lien of this trust dead. In grantor or desand and shall have the right in its discretion to complete a someotion; the sole discretion it may deem necessary or advisable.

property as in its sole discrition it may deem necessary or advisable. The granics further agrees to comply with all laws, ordinances, regulation, covanants, conditions and sentitcions affecting said property; to pay all costs, frees and expenses of all furth, including the cost of this senterios with or the other costs, solid expanses of the trustee incurred in constrainty incurred; in suborcing that defend any action or proceeding purporting to antially incurred; its appear by the trustee or proceeding purporting to affect the secured; its provide the trustee or proceeding purporting to affect the secured; its provide the trustee or proceeding purporting to affect the secured; its provide the trustee or proceeding purport, and attorneys fors in a costs and expenses, including cost of evidence of the secured secured is related to be relations; or trustee may appear and in any suit brought by been relation; the beneficiary or trustee may appear and in any suit brought by the deed.

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

It is mutually agreed that: L. 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 under the right to commenso, prosecute in its own name, appear in or defend any so-the right to commenso, prosecute in its own name, appear in or defend any so-the right to commenso, prosecute in its own name, appearing of the money's such taking and, if its o elecks, to require that all or any portion of the money's such taking and, and its so elecks, to require that all or any portion of the money's such taking and it rescansable costs, expenses and sitomy's fees necessarily laid quired to gain all rescansable costs, expenses and sitomy's fees necessarily paid or incurred by the greator in such proceedings, shall be paid to the beneficiary's and applied by it, first upon any reasonable costs and expenses and attorney's balance Sophid upon the indebtefaces secured herory; and the grantor agrees, balance Sophid upon the indebtefaces and excute such instruments as abaily be incluved in the total state out actions and expenses in the beneficiary's be accessarily in obtaining such compensation, promptly upon the beacfiedary's request.

request. The say time and from time to time upon written request of the become filtary, payment of its fees and presentation of this deed and the next far derivative of the fees and presentation of this deed and the next far derivative the say operors for the system of the indebtedness, without affecting the inhibitive of nay percess for the system of the indebtedness, the tratee may (a) inhibitive of the making of any map or plat of said property; (b) foin in granting any easers of the system of the indebtedness, the tratee may (a) inhibitive adverting that any map or plat of said property; (b) foin in granting any easers of the system of the system of the innoverty, the grantee in any resonance in the system of the system of the percent of the services in any easers in the system of the system of the service in this paragraph the infinites therein of any maiters or facts shall be conclusive present of the the services in the system of the services in this paragraph the infinites. Trateo's fees for any of the services in this paragraph the infinites there of the service in the service in this paragraph the section.

chail be then. 3. As additional security, grantor hereby assigns to beneficiary during the continuance of these structs all rents, itsues, royalits and profits of the pro-continuance of these structs all rents, itsues, royalits and profits of the pro-perty allesed by this deed and of any percental interprety located thereasy or in the performance of any agreement between the profits and the thereasy or in the performance of any percent horizonter, grantor, that have the rests to con-the performance of any time any default by the gracter horizonter, the horizonter, the horizonter, and without regard, by default as the per-become due and the third by a court, and without regard, by degrats of the pro-celver to be appoints, indexing secured, enter upon and advectant of any celver to be appoints, including these past due ond er otherwise actuats as and property. Of any part thereof, in its own came are for entering, whether a structure the rents, issue could and expense of operation and could be accurated for the rents, issue could and expense of operation and could be accurated and the rents, issue could and expense of operation and could be accurated and expense of the accurate of the and expense of operation and could be able to appoint and expense of operation and could be able to appoint and expense of operation and could be able at the structure of the and expense of operation and could be able at the structure of the structure of the structure of the and expense of the accurate and expense of operation and could be able able at the structure of the structu

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The understand is the laget owner and holder of all inclubionness secured by the foregoing trust dead. All sums sociated by said trust doed have been ally paid and satisfied. You hereby and dratted, se payses to you at any sume owing to you under the terms of said trust deed or present to satisfies, to among all evidences of indebtedness sociated by said trust deed to you herewith together with call trust deed by the terms of said trust deed to you herewith together with call trust deed by the terms of said trust deed to you herewith together with call trust deed by the terms of said trust deed to you herewith together with call trust deed by the terms of said trust deed the estate now held by you under the terms. KIAMATH PDIST FEBERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing cudar the increased in

STATE OF OREGON County of Klamath	K HIM REAL ROPER ROAL (SEAL)
Nonge Fuble in and the and county and Main, p	April 1978 before me, the undersigned, a REFE ROPER, husband and wife
The second	La scussi bland who essential the brespine instrument and acknowledged to me that by the uses and purposes therein appressed.
	18 House has been used use and year last above without the Motory Public for Oregon
Lom No	do of application of purity social and of interesting residences
which Lath all and shreat the approximation	certy used for eqricultural timber or grand purpose
	Was received for record on the 10th day of April 1
DOT FIOU COMPUTING	(BONY USE THIS SPACE: RESERVED FOR RECORDING in book M78 on page 6824 TAPLE IN COUN. Record of Mortgages of said County. TAPLE OF TERMENT 2 200000000 Mortgages of said County. TGPLE CL TERMENT DY Mitnessen band and and and and and and and and and
Andren Br. 35 rear to the P	South, Range 9 East of the Williamster
2,3, 10 and 11 rownanty	pregon, thence South Badab 142 an 2 wet, 2 to the stand
Regiming at a point 580.42	Feet South of the Canada to Sections
All the following described	THE PULL RECEIVERANCE TO RIDGED COUDER OF STORE

IN WITNESS WHEREOF, said granter has hereunto set his hand and seal the day and year first above written. OF OREGON PERRY C. ROPER

side cares: the date that any default occurred and thereby, ours that equations of the second state of the

7. After default and any time prior to firs days before the data set the Trustee for the Trustee's sale, the granne or other person so defaults are the second then due under this trait deed and extends the traits of the chilestion and trustee and stomarys fees exceeding fifting each other than such portion of the priminal as would then be dee had an other than such portion of the priminal as would then be dee had an other than such portion of the priminal as would then be dee had an other than such portion of the priminal as would then be dee had an other than such portion of the priminal as the then be dee had an other than such portion of the priminal as the then be dee had an other than such portion of the priminal as the default.

A. Three is of the ensence of this hastroments and entry pay benefitiary for is symmet of any indubitant sets as entry here is particulation of any ment is arranged. The baseliciary may declare all same sections are of any shown on payable by delivery to the trusts of writes and thering in-election to set the trust symmetry. Shith nucles irrestore should be added filed for more in any shown of the state of writes and all provide the sol mention of the state of the state of the state of the solution of default filed for more in any shown of the state of the solution of the solution of mention of the state of the state of the solution of the solution of and chooseness or showing of said notices of default in and all provide one do and chooseness of showing cruentitizers secured herein, when are the rest abult for the times and place of said zold and the state of the rest of y law.

I. The granice shall multily beneficiary in writing of any sale or inact for sale of the above described property and furnish boselistary form applied it with and parsonal information coccoming the perchan would enforce the regioned of a new loss applicant and shall pay benefit a savelue charge.

4 100 Informations (or forebox for structure) for the solid end of the solid structure in t 4. The extended upon and taking persention of said property, the extended to or extended and provide or the property and the extended of the and other transmers and the property, and the property, and the property, and applications or release thereof, as a kinetic as a kinetic as a kinetic as a kinetic as a formulation of antability for any shall not error waiter and the persentiation of antability for any shall not error waiter and the persentiation of antability for any shall not error waiter and the persentiation of antability for any shall not error waiter and the persentiation of antability for any shall not error waiter and the persentiation of antability of the persentiation of the persentiation of antability of the persentiation of antability of the persentiation of antability of the persentiation of the p

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party unical such action or proceeding is brought by the truster. If. This deed applies in, inures to the benefit of, and binds all parties hereto, their heirs, legaloes devises, administratore, executors, successors and pledgee, of the note secured harpin, whether or bot named as a beselficiary cuine gender includes the fermine and /or secure to require, the ma-ciades the glural.

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11. Trustee compts this trust when this deed, duly executed and achaom-ledged is made as provide reacting as provided by izw. The trustee is not chirated to notify any party bid reacting sale under any other deed of trust or of any action or proceeding in which the grantice, hencificary or trustee shall be a party-unless such action or proceeding is brought by the trustee.

deed or to his successor is interest contiled to such surplus. 10. For any reason permitted by law, the beneficiary may from time to time appoint a successor or successor to any trastee named herein, or to any successor trustee appointed hereinder. Unstand herein, or to any successor trustee appointed hereinder. The appointed hereinder. Each such appointment such exbellighten aloul be rested with all this, powers such appointment such exbellighten aloul be appointed hereinder. Each by the beneficiary, containing reference to this y written instrument excented for outly or counties in which the property is situated, shall be conclusive group of the pulser, spontiments, of the successor trustee.

and the bestellingry, may purpose at the base. 2. When the Trustee sells purposes to the powers provided herein, the trustee stall apply the process of the trustee's axis as follows: (1) To reasonable charge by the atteney. (3) To the obligation scattered by the indexes of the sale individing the compensation of the trustee, and a trust deed. (3) To all persons having recorded liens subsequent to the indexests of the insite in the trust deed as their interests appear in the support, (4) To the support, (5) the order of their priority. (4) The support, if any to the granter of the trust deed or to his successor in interest emitted to such surplus.

someones at the time fixed by the preceding portponenters. The trees different to the purchase bies dead to farm in someone by lar, conveying party as cold, but without any constant or warmany, express or house trethingses thereof. Asy parts, and within shall be explained proof and the baseficiary, may purchase at the sale.

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