as grantor, William Sisemore, as trustes, and KLAMATIL FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the This and the last devices and which are districted by said then the district and said the last devices and the last devices and the last devices are deviced by said the last devices and the last devices and the last devices are last devices and the last devices and the last devices are delicated and the last devices and the last devices are delicated and the last delica

10: The greates irrevocably grants, bargeins, sells and conveys to the trustee, in trust, with power of sale, the property in Klassath County, Gregon, described as:

The Ensterly 40.30 MASSLOW LOCKS, FEBRUAR SECTOR ADDITION TO BOY SPRINGS TO THE CITY OF KLAKETH FALLS, in the County

of Almath, State of Oregon. Fee 76.00

AND LOAN ASSOCIATION MANATH BRIT FEDERAL SAVINGS And Becound have: 10.

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

بالمستخدر

together with all and singular the appurtanences, tenements, hereditaments, rents, issues, profits, water rights, easements or privileges now or regarder with all and singular time eppurionences, tenements, nereditaments, rems, issues, profits, water rights, easements or privileges now of the above described premises, and all plumbing, lighting, heating, ventilating, all-conditioning ventilating and irrigation apparatus, equipment and fintures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpeting and lindown, shades and built-in appliances now or harafter installed in or used in connection covering in place such as wall-to-wall carpeting and interest therein which the grenter has or may her the state of the st

This sense small shall further recurs the payment of such additional security, as easy be beened Securities by the benediciary to the greater or others either an induces in the above eigenfund property, any be evidenced by an or asses. If the industrations accurate by this treat deed to evidenced by the or asses. If the industrations accurate by the treat case to evidence by it upon the property of the benediciary may creat payments received by it upon the payment are sensed by it upon the payment are sensed by it upon the payment are sensed by its possible of the payment of the payment of another, it is appropriately the payment of the paymen

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enterest and administrators that years and defend his sold with the property of the property of the property in the company of the comp

In order to provide regularly for the prompt payment of each taxes, canessame or other charges and fasurance prominent, the grantor agrees to pay to the honestony, tagrither with and in addition to the monthly payments agreed to pay to principal mad fastering the payment of the honestony; the same that the terms of the nest or obligation section farmed and payment of the control of (1922) of the fastering assuments and payment with respect to said property within each succeeding three years while the farmed and discretely the farmed payment of the forest payment of the control of the forest payment of the control of the forest payment to be remained in effect, as estimated and discretely the beneficially, this trust deed remains in effect, as estimated and discretely the beneficial payment to be professed to the practical of the local until required for the service agreement to be confident of the principal of the local until required for the service of and said therespond to the practically; the cases so padd hall be held by the beneficiary, in the case of the professed to the practical to the practical payment in the payment of the professed payment in the payment of the professed payment in the payment of the professed payment in the payment of the payment of the payment in the payment of the payment of the payment in the payment of the payment of the payment in the payment of the payment of the payment in the payment of the payment of the payment in the payment of the payment of the payment in the payment of the payment in the payment of the payment of the payment of the payment of the payment in the payment of the payment o

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default any beliance remaining in the reserve account shall be credited to the instehnances. It the reserve account for taxes, assessments, insurance premiums and other charges is not swiftleight at any time for the payment or the charges as they become due, the grainor shall pay the definit to the beneficiary upon serious and it sot 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 efficient may at its option carry out the same, and all its expenditures there-efficient may at its option carry out the same, and all its expenditures there are a second by the iten of this trust deed. In grantor, on demand, and shall be secured by the iten of this trust deed. In tensestics, the beneficiary shall have the right in its discretion to complete segmentations are not on said premises and also to make such repairs to said party as in its sole discretion it may deem necessary or advisable.

property as in its sole discretion it may deem necessary or advisable.

The grantor further agrees to courply with all laws, ordinance, 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 otherwise the expenses of the trustee incurred in connection with or its entocopy this obligation, and trustae's and attorney's fees actually incurred; it is entocopy the search defend any action or proceeding purporting to sificet the security of the rights or powers of the beneficiary or trustee; and to pay all costs and defended and action of the cost of evidence of title and attorney's fees is a create and expenses, including cost of evidence of title and attorney's fees is a restriction to the beneficiary or trustee may appear and in any suit brought by becomicary to foreclose 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 usl statement of account but shall not be chilgated or required to furnish further statements of account.

It is mutually agreed that:

It is mutually agreed that:

1. In the event that any portion or all of said property shall be taken under the right of enthent domain or condemnation, the beneficiary shall have the right to commence, proceeds in its own name, appear in or defend any other right to commence, proceeding any compromise or settlement in connection of these or proceedings, or to make any compromise or settlement in connection with the confidence of the substitution of such taking, which are is excess of the smooth payable as commensation for such taking, which are is excess of the smooth required to pay all reasonable costs, expenses and strongers of the smooth proceedings, shall be necessarily paid or incurred by the greator is such proceedings, shall be necessarily paid or incurred by the braceholsterby; and the grantor agree belance applied upon the indebtedness secured such species and attorney belance applied upon the indebtedness secured such proceedings, and the said its own expenses, to take such actions and excent each instruments as chall be necessary in obtaining such compensation, promptly upon the beneficiary's request.

request.

2. At any time and from time to time upon written request of the beneficiary's payment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyance, for cancellation), without affecting liability of any person for the payment of the indebtedness, the trustee may (a) liability of any person for the payment of the indebtedness, the trustee may (a) count to the making of any map or plat of said property; (b) join in grandless any extensive or creating and restriction thereon, (c) (ain in say subordantics or other agreement affecting this deed or the lieu or charge hereof; (d) reconvey, without wereanty, all or any parts of the property. The grantee in any reconvey without wereanty all or any parts of the property. The grantee in any reconvey the exercises thereof, any matters or facts shall be conclusive proof of the truthfulness thorout. Trustoc's tees for any of the services in this paragraph shall, be \$5.00.

chall be \$4.00.

A As additional security, grantor hereby assigns to beneficiary during the continuous of these traits all rents, inner, royalites and profits of the property reflected by this used and of any personal property located thereon. Until property reflected by this used and of any personal property located thereon. Until profit of the performance of any agreement hereunder, greater shall have the right to collect all such rests. Issue, royalites and porfits cared order to be fault as they become due and sayable. Those any default by the grantor hereunder, the base fictary may at any time without tables, either in person, by agent or by distance to appoint of a court, and without returd to the absorbance to enterity for the indebtedment between the time in persons, by agent or by any part thereof; in its own same same and asymble, and applied and applied to the court of the second profits in the same. Issue meets and expenses of operation and collection, including results also allowed the same, issue meets and expenses of operation and collection, shoulding results also also benefits for the person and operation and collection, shoulding results also also benefits. The person of operation and collection, shoulding results also also benefits for the person of operation and collection, shoulding results.

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- 2. When the Trustee cells percent to the powers provided beach, the shall apply the proceed of the trustee's nale an follows: (1) the shall apply the proceed of the axis including the compensation of the trustee, as compensation of the trustee, as combine charge by the atterney. (2) To the chilipation secured by smable charge by the atterney. (2) To the chilipation secured by the deed, the trustee in the trust deed as their interests appear in rests of the trustee in the trust deed as their interests appear in of their priority. (4) The surplus, if any, to the greator of the or of their priority. (4) The surplus, if any, to the greator of the or of their priority.
- iered or to his successor in interest cutiled to such surplus.

 16. 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 bereauder. Upon each appointed and without coant of the aucossor trustee, the intere shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by the beneficiary, containing reference to this trust deed and its place of by the beneficiary, containing reference to this trust deed and its place of proper spontanent of the successor trustee.
- 12. This dead applies to, insues to the besefit of, and binds all particularly, helps, legisless devises, administrators, executors, successors who, their heirs, legisless devises, administrators, executors, successors legisles. The borne "beseficiary" shall mean the holder and owner, including, of the note secured hereby, whether or not named as a benefit of the constraint of the dead and whenever the context so requires, the ten constraint of the feathers and/or neutro, and the singular number of the constraints.

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bargains, salls and conveys to the trustee, in trust The understrand is the local owner and holder of all indebtedness strand by the foregoing trust deed. All sums secured by said trust deed or how been fully poid and said-side. You hereby are directed, on payment to you of any same owing to you under the terms of said trust deed or how here fully poid and said-side are directed, on payment to you of any same owing to you herewith together with said presents to the country of the said-side and to the country had by you under the bush of the country, without presents in the parties designed by the same of said trust deed the country had by you under the bush of the country.

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