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TO STORY AND A STREET OF STREET AND A STREET Prist National Bank of Oregon Real Estate Loan Christon P. O. Box 1935 Klanuth Falls, Die. 97601

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THIS DEED OF TRUST is made this. 19:78., among the Granos. JOHN A., KA	AFTER AND APRIL
TRANSALERICA TITLE INSURANCE	(herein "Borrower")
FFRCT MANAGE	COMPANY
existing under the laws of. THE DATTED ST	ATTE AD Administration of the Delicitality,
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HORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants of and conveys to Trustee, in trust, with power of sale, the following described property located in the County of SEE LEGAL DESCRIPTION AND EMERIC AND EM TRIS REFERENCE INCORPORATED HEREIN

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A tract of land situated in the SEINER and the NEESE's of Section 2, Township 35 South, Range 7 East of the Willamette Maridian, Klamath County, Oregon, more particularly described as follows; Beginning at a 5/8 inch iron pin on the intersection of the Westerly right of way line of the County Road (Indian Service Road S-45) and the East-West centerline of said Section 2, from which the East & corner of said Section 2 bears North 890 07'05" East 275.73 feet; thence Northerly along said right of way line on a curve to the left East 275.73 feet; thence Northerly along said right of way line on a curve to the lert (radius point bears North 87° 27' 05" West 2814.79 feet, central angle = 01°50'03") 90.11 feet; thence continuing along said right of way line North 00° 42' 52" East 1152.23 feet to a 5/8 inch iron pin; thence South 89° 07' 56" West 282.53 feet to a 5/8 inch iron pin; thence South 00° 33' 09" West 966.82 feet to a 5/8 inch iron pin on the left bank of the Sprague River; thence South 52° West 65 feet, more or less, to the center of said Sprague River; thence South 32' 1000 the center of said Sprague River; theree Southeasterly along the center of said Sprague River to a point 375.00 feet Southerly (measured at right angles) from the East-West center line of said Section 2; thence March 25° 07' 05" East 112 feat, more or less, to a 5/8 inch iron pin on the Westerly right of may like of said county road; thence Northerly along said right of way line on a curve to the like like to the point bears North 70° 45' 01" West 2814.79 feet, central angle = 07° 42' 04")

Applicate the applications of the control of the co FORETHER with all the improvements now or hereafter creeted on the property, and all easements, rights,

FOSETHER with all the improvements new or hereafter creeted on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such tents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property"; purpose for which each debit to the Bunds was making

To Secure to Lender (a) the repayment of the indebtedness evidenced by Borrower's note dated APRIL 5. 1978 (herein "Note"), in the principal sum of FORTY-NINE THOUSAND AND NO/100----Dollars, with interest thereon; providing for monthly installments

in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances").

Bottomer coversus that Dorower is leastfully select of the estate hereby conveyed and has the right to grant and course the Property, that the Property is unaccumbered, and that Borrower will warrant and defend generally in a schedule of exceptions to coveres; in any title insurance policy insuring Lenger's interest in the Property.



Usergona Covenants. Borrower and Lender covenant and agree as follows:

"Twywers of Frincipal and Insterest. Entrower shall promptly pay when due the principal of and interest on the indicated control by the Notes' prepayment and late charges as provided in this Note, and the principal of and interest on any Future Advocately the Notes' prepayment and late charges as provided in this Note, and the principal of and interest on any Future Advocately the Notes' prepayment and late charges as provided in the Note, and the principal of and interest on the Advocately the Notes' prepayment and late of the Note, and the Protect of the Advocately of the Notes' paid in fold.

Dead of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installs priority over the Dead of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installs priority over the Dead of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installs priority over the Dead of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installs priority over the Dead of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installs priority over the Dead of Trust, and ground rents. Lander may not charge for so holding and applying the pay said taxes, assessments, insurance premiums and ground rents. Lander may not charge for so holding and applying the pay said taxes, assessments, insurance and property of the part of the Property of the Administration of the Property of the Property of the Property of the Administration of the Property of the Property of the Administration of the Property of the Property of the Property of the Administration of the Property of the Property of the Administration of the Property of the Property of the Property of the Prop

by Bornesser.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Deed of Trust is be impaired. If such restoration or repair is not economically feasible or if the security of this Deed of Trust would be Borrower. If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Deed of Trust.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postgone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments. If under paragraph is hereof the Property is acquired by Lender, all right, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Deed of Trust immediately prior to such sale or acquisition.

acquisition.

6. Fresarvation and Maintenance of Property; Lenseholds; Condominums; Finned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Deed of Trust is on a leasehold. If this Deed of Trust is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covernants creating or governing the condominium or planned unit development, and constituent documents. If a condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Borrower and recorded together with this Deed of Trust, the covenants and agreements of such rider were a part hereof.

rider is executed by Borrower and recorded together with this Deed of Trust, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Deed of Trust as if the rider were a part hereof.

7.1 Presenting of Leader's Security. If Borrower fails to perform the covenants and agreements contained in this part hereof.

7.2 Presenting of Leader's Security. If Borrower fails to perform the covenants and agreements contained in this part of the property of the covenants and agreements or proceedings in the Property, of the property of the property

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Leader

and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Deed of Trust, with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by this Deed of Trust such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Deed of Trust immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds

paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date such notice is mailed, Lender is authorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of

such installments.

10. Recrewer Not Released. Extension of the time for payment or modification of amortization of the sums secured by this Deed of Trust granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums received by this Deed of Trust by reason of any demand made by the original Borrower and Borrower's successors in interest. The procurement of a Waiver. Any forbearance by Lender in exercising any right or remedy hereunder, or the procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of the procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Deed of Trust.

12. Recreates Camadative. All remedies provided in this Deed of Trust are distinct and cumulative to any other right or remedy under this Deed of Trust or afforded by law or equity, and may be exercised concurrently, independently or successively.

12. Remedies Camminitre. All remedies provided in this Deed of Trust are distinct and cumulative to any other right or remedy under this Deed of Trust or afforded by law or equity, and may be exercised concurrently, independently or successively.

13. Successors and Assigns Bound; Johnt and Several Liability, Ceptions. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, The captions and headings of the paragraph of this Deed of Trust are for convenience only and are not to be used to later provisions hereof.

14. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Deed of Trust shall be given by mailing such notice by certified mail addressed to Borrower at (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to Deed of Trust shall be given by certified mail, return receipt requested, to Lender's address stated herein or to Deed of Trust shall be deemed to have been given to Borrower as provided herein. Any notice provided for in this 15. Uniform Deed of Trust; Governing Law; Severability. This form of deed of trust combines uniform covenants for covering real property. This Deed of Trust shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Deed of Trust or the Note omlices with applicable law, such conflict shall and to this end the provisions of this Deed of Trust or the Note which can be given effect without the conflict shall and to this end the provisions of this Deed of Trust or the Note which can be given effect without the conflict shall and to this end the provisions of the Deed of Trust or the Note which can be given effect without the conflict shall and to this end the provisions of the Deed of Trust or the Note which can be given effect without the confliction

Non-Uniform Covenants. Borrower and Lender further covenant and agree as follows:

Non-Uniform Covenants. Borrower and Lender further covenant and agree as follows:

13. Acceleration; Remedies. Except as provided in paragraph 17-bareof, upon Borrower's breach of any covenant or agreement of Borrower in this Deed of Trust, including the covenant to pay when due any sums secured by this Deed of Breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed to notice sany result in acceleration of the sums secured by this Deed of Trust such breach must be cared; and (4) that failure to cure such breach on or before the date specified in the inform Borrower of the right to reinstate after acceleration and the right to being a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and the right to being a court action to assert the non-existence specified in the notice, Lender at Lender's option may declare all of the sums secured by this Deed of Trust to be immediately law. Lender shall be entitled to cultect all reasonable costs and expenses incurred in pursuing the remedies provided in this paragraph 13, including, but not Ensited to, reasonable costs and expenses incurred in pursuing the remedies provided in this paragraph 13, including, but not Ensited to, reasonable attorney's fees.

If Lender invokes the power of safe, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold, and shall cause such notice to be recorded in any personally in which the Property or some part thereof is located. Lender or Trustee shall give notice of sale in the such county in which the Property or some part thereof is located. Lender or Trustee shall sell the Property at public particles in the time and place and under the terms designated in the notice of sale in one or more past the entitle of the Property at public particles announcement at the time and place and under the terms designated in the n

parcels and in such order as trusted may previously scheduled sale. Leader or Lender's designee may purchase the property at any cale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property so sold without any covenant or warranty. Expressed or implied. The recitals in the Trustee's deed shall be prima facte evidence of the truth of the statements made thereis. Trustee shall signly the proceeds of the sale in the following order: (a) to all reasonable costs and expresses of the by this Deed of Trust; and (c) the excess, if any, to the person or persons legally entitled thereto.

19. Borrower's Right to Estates. Notwithstanding Lender's acceleration of the sums secured by this Deed of Trust to have any proceedings begun by Lender to enforce this Deed of Trust discontinued at any time Deed of Trust or (ii) entry of a judgment enforcing this Deed of Trust if: (a) Borrower pays Lender all sums which would be then due under this Deed of Trust, the Note and notes securing Future Advances, if any, had no acceleration occurred: Borrower pays all reasonable exposits incurred by Lender and Trustie in enforcing the covenants and agreements of Borrower including that the lien of this Deed of Trust; (c) contained in this Deed of Trust in different Lender's and Trustie in enforcing the covenants and agreements of Borrower including that its lien of this Deed of Trust, Lender's interest in the Property and Borrower's obligation to pay the sums

secured by this Deed of Trust shall continue unimpaired. Upon such payment and cure by Borrower, this Deed of Trust and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

Assignment of Rents; Appointment of Receiver, Lender in Possession. As additional security hereunder, Borrower Shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable. Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender, in person, by agent or by indicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the indicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the Costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on the costs of management of the Property and collection of rents, including the Deed of Trust. Lender and the receiver receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Deed of Trust. Lender and the receiver

hall be liable to account of 21. Future Advance roperty by Trustee to Bor hall be secured by this Dec 22. Reconveyance U he Property and shall sur- to Trustee. Trustee shall re	able attorney's fees, and then to the sums secured by this Design prior to full reconveyance of the st. Upon request of Borrower, Lender, at Lender's option prior to full reconveyance of the rower, may make Puture Advances to Borrower. Such Future Advances, with interest thereon, rower, may make Puture Advances to Borrower. Such Future Advances, with interest thereon, rower, may make Puture Advances to Borrower. Such Future Advances, with interest thereon, rower, may make Puture Advances to Borrower. Such Future Advances, with interest thereon, rower for Trust even for Trust even payment of all sums secured by this Deed of Trust render this Deed of Trust and all notes evidencing indebtedness secured by this Deed of Trust render this Deed of Trust and all notes evidencing indebtedness secured by this Deed of Trust render this Property without warranty and without charge to the person or persons legally entitled errors shall pay all costs of recordation, if any. The Advances of the Property without conveyance of the Property, the successor trustee shall advances to the Property.
a successor trustee to any microsor to all the rine, por 120 Use of Property.	Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall were and duties conferred upon the Trustee herein and by applicable law. The Property is not currently used for agricultural, timber or grazing purposes. The Property is not currently used for agricultural, timber or grazing purposes.
	d by an appellate court. Sor, Rorrower has executed this Deed of Trust.
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STATE OF OREGON,	County ss:
On this	KIAMATH County ss: day of APRIL 19.78 personally appeared the above named and acknowledged and acknowledged at to be: 790518 voluntary act and deed
the foregoing instrumen	to be THELE voluntary act and deed.
remarks the state of the state	Before me: Before me: Notary Public for Oregon
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	Notary Public for Oregon
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