47461 THIS TRUST DEED		TRUST DEED	Vol. 78 Page 896
	iis 3rd . day of .	TOEL D. DE AVILLA	

United States, as beneficiary;	VINGS AND LOAN	ASSOCIATION, a corporation	as grantor, William Sisemore, as trust organized and existing under the laws
The grantor irrevocably gra Klamath County, Oregon, de	ants, bargains, sell scribed as:	WITNESSETH: ls and conveys to the trustee,	in trust, with power of sals, the prope
Lot 12, Block 303,	DARROW AD	DITION TO THE CLEW	OF KLAMATH FALLS, in
the County of Klam	lath, State	of Oregon.	OF RLAMATH FALLS, in
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which said described real property together with all and singular the appurch			
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The grantor covenants and agrees to pay sain reof and, when due, all taxes, assess to pay sain the and clear of all enemists and property coven the and clear of all enemists and spreese from clear of this trust deed; to complete all building there and in good workmanike manner complete a ficture which may be damaged or destrond the ficture of data prometry in the and hereafter construction is hereafter within the or this trust deed; to complete all buildings, or hore more destroy as the during contractor the data construction all premises could property which may be damaged or destro it not to remove destroy as the during of mails after erected upor mises; to keep all buildings, or hereafter erecitage the conginal principal sui- tive or such other han the original principal sui- tive of and original principal suiter at the original principal place of the ben- t and ne goor the barginal policy of insura- or the bendicitary the data original principal sui- ted by this trust deed, in a company or compa- and insurance is not the date of any as policy of insurance is not the date of any as policy of insurance is not the during the is and insurance preshum while the indeticates secure the non-cancellable by the grantor during the is and insurance preshum while the indeticates secure as estimated and directed by the beneficiary in addition the sect of the original purchase place of the oris as e	ling all interest therein antor herein contained erest thereon according after herein according after herein contained erest thereon according after, principal and int there, principal and int lineary to the grantor or try, as may be eviden payments received by 1 ane note and part on all the trust deed is eviden payments received by 1 ane note and part on all the trustee and the here veyed by this trust dee e crantor will and his defend his said title t di other charges levied a all encumbrances levied a all and improvements no there charges levied a all and improvements on the rest unsatification to the property and improve and rand to commit or a property and improvements on of the beneficiary of here and in the note or oblig antes acceptable to the here in energy may in its beneficiary may in its beneficiary may in its beneficiary may in its beneficiary at the lease is and the above described di hereby it here were of all to the abare the sense that the abare described is antor at the time the lease is an amount equal to the policy is prompt payment of all to the or oblig framma the amount equal to the fails the abare the inservation of the beneficiary at its beneficiary may in its beneficiary and inservation is there abare the inservation is the real the sense begin to be upon sail pay the inservation is becomputed on the abare y to the grantor by credit the trans the inservation is and the sense begin to be upon sails property, such put servation accure the inservation is becomputed on the abare y to the grantor by credit the trans there inservation is a the state of inservation of the beaution the state of inservation of the beaution the computed on the abare is and the server is the inservation of the beaution is the server y to the grantor by credit the and there charges levied on how the is the computed on the abare is an i	 And use and built-in appliances now in which the grantor has or may he and tha payment of the sum of a g to the terms of a promissory no erest being payable in monthly instances and the payment of the sum of a g to the terms of a promissory no erest being payable in monthly instances and the payment of the property by t restriction of the property by t restriction of the property may at its option being the property may at its option the grantor on demand and a property may at its option the grantor on demand and a property may at its option for shall draw interest of this for the grantor on demand and a property as in its sole discrete the other propers of this true the other propers of this for the other propers of the sum to be filted by which the beneficiary or inust its option the sum to be filted by which the beneficiary or inust its and the right of entire that any further statements of account is and explicitly to forectore the statement of account is any further statement of account is any further statement of account is any further statements of account is any further statement of account is any further st	signification of the second state of the secon

IN WITNESS WHEREOF, sold grantor	how horourte cludes the plural.	and to and/or neuter, and the singular num
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		(S)
STATE OF OREGON	\mathcal{O}	
County of Klamath	Auglan	
THIS IS TO CERTIFY that on this 3		
Notary Public in and for said must a little	r of May	1078
Notary Public in and for said county and state, pe	arsonally appeared the within named	
to me personally known to be the identical it is at	D. DE AVILLA	
ner lexecuted the same freely and voluntation	named in and who executed the fore	going instrument and and and
her leverning the same freely and voluntarily for IN TESTIMONY WHEREOF, I have bereunto set n	or the uses and purposes therein expressed	d.
a a a manufact, i nove hereunto set n	ly hand and affixed my polanal seal the	day and
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Grantes		
TO Grantor		
KLAMATH FIRST FEDERAL SAVINGS	TIES WHERE ROC	ord of Mortgages of said County.
AND LOAN ASSOCIATION		
Beneficiary	affix	Vitness my hand and seal of County wed.
After Recording Return To:		
KLAMATH FIRST FEDERAL SAVINGS		Wm. D. Milne
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a. Ca OKANGIY.	Byg	Sernetha & heloch
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	only when obligations have been paid.	• • • • •
TO: Williem Sisemore,, Trustee		
have been fully prid and satisfied owner and holder of all i	ndebiedness ensured have a	
The undersigned is the legal owner and holder of all I have been fully paid and satisfied. You hereby are directs pursuant to statute, to cancel all evidences of indebtedness trust dead) and (p necencer, without uncertainty)	d. on payment to you of any sums awing t	deed. All sums secured by said trust deed
have been fully paid and satisfied. You hereby are directs pursuant to statute, to cancel all evidences of indebtedness trust dead) and to roconvey, without warranty, to the part stame.	escured by said trust deed (which are de	livered to you hermulik said trust deed or
	accordinated by the torms of sold trust of	leed the estate now held by you under the
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	Klamath First Federal S	avings & Loan Association, Benoficiary
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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 mediately due and payable by delivery to the trustee of written notice of default and election to sell the trust property, which notice trustee shall cause to be the beneficiary shall deposit with the trustee insteas shall cause to be the beneficiary shall deposit with the trustee instant decide all promissory trustees 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 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 \$50.00 each) other than such portion of the principal as would not then be due had no default occurred and thereby cure the default.

6. The entering upon and taking possession of said property, the collection ach rents, issues and profits or the proceeds of fire and other insurance pol-or compensation or awards for any taking or damage of the property, and application or release thereof, as aloresaid, shall not cure or waive any de-t or notice of default hereunder or invalidate any act done pursuant to notice.

5. The grantor shall notify beneficiary in writing of any sale or non-for sale of the above described property and furnish beneficiary on a supplied it with such personal information concerning the purchaser as d ordinarily be required of a new loan applicant and shall pay beneficiary wice charge.

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8. After the lapse of such time as may then be required by law following the reduction of said notice of defaults and giving of said notice of saie, the default of the said solid or the said said said solid order as he may de-termine and property at the lightest bidder and in such order as he may de-default and the said solid or the said said in such order as he may de-termine, at public auction to the highest bidder and in such order as he may de-ult the said and the said said of the said of the said said of the portion of said property by public announcement at such time and place of the said said property by public announcement at such time and place of the said said property by public announcement as he said by public an-

11. Trustee accepts this trust when this deed, duly executed and acknow-ledged is made a public record, as more and and acknow to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which the grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by the trustee. 12. This deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legates; devises, administrators, crocutors, successors and pledge, of the nois encured 'stall mean the holder and owner, including herein. In construing this deed and whenever the context so requires, the mas-culues the plural.

deed or to his successor in interest entitled to such surplus. 10. For any reason permitted by law, the beneficiary may from time itme appoint a successor or successors to any trustee named herein, or to a successor trustee appointed hereinder. Upon such appointment and without c and duties conferred upon any trustee herein named or appointed hereinder. Re-successor trustee, the latter shall be vested with all title, pow-successor trustee, the latter shall be vested with all title, pow-successor trustee in the substitution shall be the substitution in the substitution is the substitution in the substitution is the substitution in the substitution is a substitution in the substitution is a substitution is a substitution in the substitution is a substitution is a substitution in the substitution is a substitution is a substitution is a substitution in the substitution is a substitution is a substitution is a substitution in the substitution is a substitution is a substitution is a substitution is a substitution in the substitution is a substitution in the substitution is a substitution in the substitution is a substitution is substitution is a substitution is a substitution is a substi

9. When the Trustee sells pursuant to the powers provided her trustee shall apply the proceeds of the trustee's sale as follows: the expenses of the sale including the compensation of the trustee, trust deed of the sale including the compensation of the trustee, irrust deed of the sale including the compensation of the trustee, interest deed of the sale including the control liens subsequent interest of their priority. (4) The surplus, if any, to the grantor of the deed or to his successor in interest entitled to such surplus. 10a 70 the the the by

nouncement at the time fixed by the preceding postponement. The trustee deliver to the purchaser his deed in form as required by law, conveying the perty so sold, but without any covenant or warranty, express or implied, truthfulness thereof. Any person, excluding the truttee but including the gre and the beneficiary, may purchase at the sale. The