Lot 5, less the SEly 6 feet of Block 8, Original Town of Linkeville, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ્ટી (૧૯૯૬) કરા, અને કેવ જો ઉપયોગ કેફ્ફિફ્ફેક્સ લક્ષ્મ કાંગ એ કેફ્ફિક્ફેસ્ટ સ્ટાઇસ પ્રો

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

together with all and singular the appurtenances, tenements, hereditaments, rents, issues, profits, water rights, easements or privileges now or regeiner with all and surgular the appurtenances, renements, nereditaments, rents, issues, profits, water rights, easements or privileges now of hereafter belonging to, derived from or in anywise appertaining to the above described premises, and all plumbing, lighting, heating, ventihereafter belonging to, derived from or in anywise appertaining to the above described premises, and all plumbing, lighting, heating, ventilating, air-conditioning, refrigerating, watering and irrigation appearatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wail carpeting and lincleum, shades and built-in appliances now or hereafter installed in or used in connection with the grants have or may hereafter acquire, for the purpose of securing with the grants have or may hereafter acquire, for the purpose of securing with the grants have or may hereafter acquire, for the purpose of securing with the grants have or may hereafter acquire, for the purpose of securing with the grants have or may hereafter acquire, for the purpose of securing the grants have of the sum of THINDERD THOUGHT NO AND THE THOUGHT NO AND THE STATE THE STATE THOUGHT NO AND THE STATE THE STA

This trust deed shall barther secure the payment of such additional money, any, as may be leared bareafter by the beneficiary to the grantor or others wing an interest in the showe described property, as may be evidenced by a ving an interest in the ladebtedness secured by this trut deed is evidenced by one than one note, the beneficiary may crett payments received by it upon your and note or part of any payment on one note and part on another, the beneficiary may elect.

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Werthoughtener will REAL PROPERTY OF THE PROPERTY

The grantor hereby covenants to and with the trustee and the beneficiary in that the said premises and property conveyed by this trust deed are in that the said premises and that the grantor will and his heirs, and clear of all encumbrances and that the grantor will and his heirs, or administrators shall warrant and defend his said title thereto inst the claims of all persons whomsecver.

executors and administrators shall werrant and detend his said title thereto against the claims of all persons whomsover.

The grantor covenarts and agrees to pay said note according to the terms thereof and, when dee, all taxes, assessments and other charges levied against thereof and, when dee, all taxes, assessments and other charges levied against said property. To keep add property free from all encumbrances having present the constructed on said premises within all months from the date or hereafter constructed on said premises within all months from the date or hereafter due to the construction is hereafter commenced; to repair and restore hereof or the first own which may be damaged or damaged or misrovement on promptly and the construction; to replace any work or materials manufactured therefor; to allow beneficiary to taspect said property at all most beneficiary within fifteen days after written notice from beneficiary of understand the constructed on said premises; to keep all buildings and in provements now or hereafter erected upon said property all buildings and in provements on waste of said premises; to keep all buildings and in provements on waste of said premises; to keep all buildings, property and approvements on waste of said premises; to keep all buildings, property and account of the construction of the said property and buildings and in provements on waste of said premises; to said premises continuously insured against loss of the said property and to delive date of a said principal sum of the property and said property and the property and the property and property and the property and

obtained.

That for the purpose of protiding regularly for the prompt payment of all taxes, assessments, and governmental charges leried or assessed against the above described property and insurance pre-chain while the indebtedness secured herety is in excess of 80% of the lesser of the original purchase price pald by the grantor at the time the loan made or the beneficiary original appraisal value of the property at the time the loan made or the beneficiary original appraisal value of the property at the time the loan was made, grantor with pay be the principal and interest are appared on the data installments on principal and interest are populor on amount equal to 17% on the data installments and other charges day and regardle with respect to said property within each earlier populor within each solventially and interest are populor and amount promise reflect as calculated and directed by the beneficially the property authority that have the strain interest are authorized to the color of the color of the color of the property of the color of the property of the prop

While the granter is to pay any and all tabes, assessments and other charges lether or assessed against said property, or any part thereof, before, the same begin to bear interest and also to pay premiums on all insurance policies upon acidor hereby authorizes the beneficiary to pay sure and all areas, assessments and other claures lettled or imposed the beneficiary to pay sure and all areas, assessments and other claures lettled or imposed segments are the property in the assounts as shorts by the statements strong premiums collector of such taxes, assessments or other charges, and manument earliers or their premiums acceptances on the statements of minister by the insurance premiums are strong to the statements of minister by the statements of the premium and the statements of the premium and the premium are continuous acceptances of the premium and the premium an

acquisition of the property by the beneficiary after default, any instance remaining in the refere account shall be credited to the indebtedness. If any authorized reserve account for Laxes, assessment, longiance premiums and other charges is not sufficient at any time for the payment of such charges as they become due, the grantor shall pay deficit to the beneficiary upon demand, and if not 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.

the beneficiary may as the solution of the foregoing covenants, then the Should the grantor fail to keep any of the foregoing covenants, then the beneficiary may at its option carry out the same, and all its expenditures therebeneficiary may at its option carry out the same, and all its expenditures therebeneficiary may at its option carry out the necessary for shall draw interest at the rate specified in the necessary specified by the lieu of this trust deed, the grantor on demand and shall be secured by the lieu of this trust deed, the grant complete this connection, the beneficiary shall have the right in its discretion to complete this connection, the beneficiary shall have the right in its discretion to complete this connection, the beneficiary shall have the right in its discretion to complete this connection, the beneficiary shall be a confidence of the connection of the same of the connection of the connectio

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

The grantor further agrees to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property; to pay all costs, fees and expenses of this trust, including the cost of title swarch, as well as the other costs and expenses of the truster incurred in connection with or the other costs and expense of the truster's and antorred's fees actually incurred, in enforcing this obligation, and truster's and attorney's fees actually incurred to appear in and extend any action or proceeding purporting to affect the security here of the stepts or powers of the ceneficiary or trustee; and to pay all the costs and expense including cost of evidence of title and attorney's fees in a costs and expense in the distriction of the cost of evidence of title and attorney's fees in a costs and expense to the step of the court, in any such action or proceeding in reasonable sum to be fixed by the court, in any such action or proceeding in which the beneficiary or trustee may appear and in any suit brought by beneficiary 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 all statement of account but shall not be obligated or required to furnish further statements of account.

It is mutually agreed that:

1. 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 the right to commence prosecute in its own name, appear in or defend any action or proceedings, or to make any compromise or settlement in connection with the contract of the settlement in connection with the comparison of the such taking and, it is collects, to require that all or any portion of the money's such taking and, it is collects, to require that all or any portion of the money appears to compensation for such taking, which are sexcess of the amount repayable as compensation for such taking, which are sexcess of the amount required to pay after the sexonable costs, expenses and attempts and applied by the grantor in such proceedings, and the personable costs and expenses and attorneys and applied upon the indebtedness secured erreby; and the grantor agrees the tist own expense, to take such actions and excent such instruments as shifted to such a such actions and expense to take such actions and excent such instruments as shifted by the contract of the such actions and excent such instruments as shifted by the contract of the such actions and excent such instruments as shifted by the contract of the such actions and excent such instruments as shifted by the contract of the such actions and excent such instruments as shifted by the contract of the such actions and excent such instruments as shifted as the such actions and excent such instruments as shifted as the such actions and excent such instruments as shifted as the such actions and excent such instruments as shifted as the such actions and excent such instruments as shifted as the such actions and excent such instruments as shifted as the such actions and excent such instruments as shifted as the such actions and excent such acti

request.

2. At any time and from time to time upon written request of the beneficiary, payment of its fees and presentation of this deed and the note for endorsement (as ease of full reconveyance, for cancellation), without reffecting the disability of any near for the payment of the indebtedness, the trustee may (as liability of any results and restriction the indebtedness, the trustee may (as consent to the making of any map or plat of said property; (b) Join in granting any easement or receiting and restriction there (c) Join in any subordination any easement affecting this deed or the lien or charge hereof; (d) reconvey, or other a reanty, all or any part of the property. The grantee in any reconvey, the convey of the services of the convey of the services thereof. Trustee's fees for any of the services in this paragraph as the convey of the services in this paragraph.

3. As additional according

be \$3.00.

S. As additional security, grantor hereby assigns to beneficiary during the continuance of these truns all rents, Issues, royalties and profits of the procuring ance of these truns all rents, Issues, royalties and profits of the property affected by this deed and of any personal property located thereon. Until perty affected by this deed and of any personal property located thereon. Until personal property is the payment of any indebtedness security continues the payment of any indebtedness section for the personal pe

- 6. The entering upon and taking possession of said property, the collection of such rentz, 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, as alforesaid, shall not core or waive say 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 on a form 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. Time is of the essence of this instrument and upon default by the granter in payment of any indebtedness secured hereby or in performance of any segrement hereunder, the beneficiary may declare all sums secured hereby in-mediately due and payme by delivery to the trustee of written notice of default and election to sell, the trust property, which notice trustees shall cause to be duly filed for record. Upon call the stands before 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 trustees shall fix the time and place of asle 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 incurrent 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 at 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 recordation of said notice of default and giving of said notice of saie, the trustue shall sell said property at the time and place fixed by him in said notice of saie, there as a whole or in separate parcels, and in such order as he may determine, at public suction to the highest bidder for cash, is lawful money of the

nouncement at the time fixed by the precading postponement. The trustee shall deliver to the purchaser his deed in form as required by law, conveying the property so sold, but without any covenant or warranty, express or implied. The recitais in the deed of any matters or facts shall be conclusive proof of the truthfulness thereof, Any person, excluding the strustee but including the grantor and the beneficiary, may purchase at the sale.

- 2. When the Trustee sells pursuant to the powers provided herein, the trustee shall apply the proceeds of the trustees sale as follows: (1) To the expenses of the sale including the compensation of the trustee, and a reasonable charge by the attorney. (2) To the obligation secured by the trust deed. (3) To all persons having recorded liens subsequent to the interests of the trustee in the trust deed as their interests appear in the order of their priority. (4) The surplus, if any, to the grantor of the trust deed or to his successor in interest entitled to such surplus.
- 10. For any reason permitted by law, the beneficiary may from time to time appoint a successor or successor to any trustee named herein, or to any successor trustee appoint a successor trustee appoint and without conveyance to the successor trustee, the interest and buties conferred upon any trustee herein and outset outset of the successor trustee, the interest of appointment and substitution shall be made do appointed hereunder. Each such appointment and substitution shall be made to the trust conferred the total trust the successor trustee. The country countries in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.
- 11. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record, as provided by law. The trustee is not obligated to only any party hereto of pending sale under any other deed of trust or of any exciton 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, legatees devisees, administrators, executors, successors and assigns. The term "beneficiary" shall mean the holder and owner, including niedzee, of the note secured hereby whether or and arranged executions.

United States, payable at the time of sale. Trustee may post; any portion of sald property by public amountement at such sale and from time to time thereafter may postpone the s	time and place of culine gender sie by public anciludes the p	one nive secured arreny, whether or not named as a beneficial nonstruing this doed and whenever the context so requires, the mar includes the feminine and/or neuter, and the singular number i local transfer in the singular number is not the singular number in the singular number is not the singular number in the singular number is not necessarily the singular number is not necessarily ne
IN WITNESS WHEREOF, said grantor h	cas hereunto set his hand	d and seal the day and year first above written
		TERRY SENTERS (SEAL
		TERRY KUNFILLD (SEAL
STATE OF OREGON County of Klamath ss		AURIE KEN TELDO, field (SEAL
THIS IS TO CERTIFY that on this 20th day		1978, before me, the undersigned,
Notary Public in and for said county and state, personal TERRY KENFIELD and LAURI	scoolly appeared the within r	
to me becomely known to be the identical individuals	managed by and out a contra	t it
exacting the same treely and voluntarily for	the uses and purposes therei	in expressed.
IN TESTIMONY WHEREOF, I have hereunto set my	hand and affixed my notark	al seal the day and year last above written.
	Noue	ald Bent Kuny (tou)
GEACH PLANTS	Notary Public My commissio	for Oregon
		1.34 1.3
Carried Manager Control of the Contr		
Locm No.		STATE OF OREGON SS.
TRUST DEED		County of Klamach 5
Fig. 19 19 19 19 19 19 19 19 19 19 19 19 19	Argin organic.	I certify that the within instrument
		was received for record on the 20th
	(DON'T USE THIS	day of June 1978
	SPACE: RESERVED	at 3:10 o'clock P. M., and recorded
Grantor	FOR RECORDING	in book 1178 on page 13161. Record of Mortgages of said County.
KLAMATH FIRST FEDERAL SAVINGS	TIES WHERE USED.)	[일본 10] [12] 10 [12] 10 [12] 10 [12] 10 [12] 10 [12] 10 [12] 10 [12] 10 [12] 10 [12] 10 [12] 10 [12] 10 [12] 1
AND LOAN ASSOCIATION		Witness my hand and seal of County affixed.
Beneficiary After Recording Return To:		Wm. D. Milne
KLAMATH FIRST FEDERAL SAVINGS		County Clark
AND LOAN ASSOCIATION		By Derretha Holeich
ng interference of the control of t	T IC S OF THE CON-	Deputy
	Company of the Compan	The same Fee 36400 way

To be used only when obligations have been paid.

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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, on payment to you of any sums owing to you under the terms of said trust deed or trust deed in the trust deed or trust deed and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same.

Krywa in Lines Leadings & Loan Association, Beneficiary

TERRY KENTILLD and LAURIE REPORTED A. DATED SEPTICAL DEP 30*6*)

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WI- NORZ

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