

4. The executing party, in taking possession of said property, the collection of rents, interest and profits or the proceeds of fire and other insurance policies or compensation or award for any taking or damage of the property, and the application or release thereof, as aforesaid, shall not cure or waive any default or portion of default hereunder or hereafter any act done pursuant to such notice.

5. The grantee shall notify beneficiary in writing of any sale or contract for sale of the above described property and furnish beneficiary on a form supplied in writing with personal information concerning the purchaser as would ordinarily be required in a new loan agreement and shall pay beneficiary a service charge.

6. There is of the record of this instrument and upon default by the grantee in payment of any and all debts secured hereby or in performance of any agreement hereunder, the beneficiary shall declare all sums secured hereby immediately due and payable by delivery to the trustee of written notice of default and thereupon he will take possession of the property, which notice shall cause to be duly filed for record. Upon delivery of said notice of default and election to sell, the beneficiary shall comply with the trustee's order to sell and all proceeds from such sale (including expenses incurred hereby, wherever the same shall be the case) shall be paid to and given under the terms as then required by law.

7. After default shall occur prior to the date set by the trustee to sell the property, the trustee or other person he appoints may pay the entire amount due under this deed and the obligations secured hereby, including costs and expenses actually incurred in enforcing the terms of the obligation and trustee's fees and attorney's fees and disbursements and shall thereupon be deemed to have complied with the terms of this deed and shall thereupon be released from all obligations and thereupon the deed shall be void.

8. After the time of any such sale or sale as required by the following the association of said property, including costs and expenses actually incurred in enforcing the terms of the obligation and trustee's fees and attorney's fees and disbursements, as public notice of the sale, the trustee shall be deemed to have complied with the terms of this deed and shall thereupon be released from all obligations and thereupon the deed shall be void.

IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal the day and year first above written.

Neil Martin

(SEAL)

Sue Martin

(SEAL)

STATE OF OREGON

County of Klamath

THIS IS TO CERTIFY that on this 22nd day of September, 1978, before me, the undersigned, a

Notary Public in and for said county and state personally appeared the within named

NEIL MARTIN AND SUE MARTIN, Husband and Wife

who personally know to be the identical individuals named in and who executed the foregoing instrument and acknowledged to me that they executed same freely and voluntarily for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Sherald V. Brown

Notary Public for Oregon

My commission expires

11-12-78

Loan No.

TRUST DEED

(DON'T USE THIS
SPACE) PRESERVE
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.

**KLAMATH FIRST FEDERAL SAVINGS
AND LOAN ASSOCIATION**

Beneficiary

Also Beneficiary Parties To

**KLAMATH FIRST FEDERAL SAVINGS
AND LOAN ASSOCIATION**

STATE OF OREGON

County of Klamath

ss.

I certify that the within instrument was received for record on the 25th day of Sept., 1978, at 10:55 o'clock AM., and recorded in book 178 on page 21167.
Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By *Bernetha A. Heltch*

Deputy

Fee \$5.00

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: **William D. Milne**, Trustee

The undersigned, 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 pursuant to statute, to return all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said 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.

Klamath First Federal Savings & Loan Association, Beneficiary.

DATE:

19

by

21168