All the follow County, Oregon: lescribed real property situate in Klamath

Lot 11 in Block 2 of MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. result a bl Ma. D. Miling

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

together with all and singular the appurtenances, tenements, hereditements, rents, issues, profits, water rights, easements or privileges now or rogerner with all and singular the appurtenances, renements, nerealtements, rents, issues, profits, water rights, easements or privileges now of the above described premises, and all plumbing, lighting, heating, ventilating, air-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpeting and linoleum, shades and built-in appliances now or hereafter installed in or used in connection covering in place such as wall-to-wall carpeting and lincleum, shades and built-in appliances now or horoafter installed in or used in connection with the above described premises, including all interest therein which the grantor has or may horoafter acquire, for the purpose of section of the payment of the sum of the payment of the p

This trust deed shall further secure the payment of such additional money, if any, as may be loaned hereafter by the beneficiary to the grantor or others having an interest in the shove-described property, as may be evidenced by a host or notes. If the indebtedness secured by this trust deed is evidenced by more than one note, the beneficiary may credit payments received by it upon, any of said noted, or part of any payment on one note and part on another, as the beneficiary may elect.

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

against the claims of all persons whomsoever.

The grantor covenants and agrees to pay said note according to the terms thereof and, when due; all taxes, easessments and other charges levied against thereof and, when due; all taxes, assessments and other charges levied against thereof and, when due; all days, assessments and other charges levied against green and the state of the complete all encumbrances having precedence over this trait deed; to complete all encumbrances having precedence over this trait deed; to complete all unitdings in course of construction shereafter ownenced; to repair and encourage of the days of

obtained.

That for the purpose of providing regularly for the prompt payment of all taxes, assessments, and governmental charges levied or assessed against the above described propagations and governmental charges levied or assessed against the above described propagation of the propagation of the property and insurance premium while the indebtedness secured hereby is in excess of 80% of the property at the time the loan was made, or the beneficiary's original appraisal value of the property at the time the loan was made, grantor will pay to the beneficiary in addition to the monthly payments of principal and interest, payable, under the terms of the property will be compared to the principal and interest are payable an amount equal to 1/12, out the date iostaliments on principal and interest are payable an amount equal to 1/12, of the insurance, assessments, and other, charges did and payable with respect to said property within each succeeding 12 months said also 1/201 of the insurance premium payable with respect to said property within each succeeding three assessments and payable with the property of the proper

While the granter is to pay any and all taxes, assessments and other charges levied or assessed against said property, for any part thereof, before the same begin to bear interest and also to pay premiums on all insurance policies upon said property, such payinerest and also to pay premiums on all insurance policies upon said property, such payinerest and street through the beneficiary as aforesaid. The granter hereby authorizes the beneficiary to pay any and all 'taxes, assessments and other charges levied or imposed the beneficiary to pay any and all 'taxes, assessments and the statements thereof furnished by the against 'said property in the amounts shown on the interments submitted by the insurance carriers or their representatives and to withdraw' the sums which may be required from the reserve account, resentatives and to withdraw' the sums which may be required from the reserve account, if any, established for that purpose. The granter agrees in no event to hold the beneficiary for any loss or damage growing responsible for failure to have any insurance written or for any loss or damage growing out of a defect in any insurance and settle with any insurance company and to apply any out of a defect in any insurance and settle with any insurance company and to apply any out of a defect in any insurance and settle with any insurance company and to apply any out of the indebtedness for payment and satisfaction in full or upon sale or other amount of the indebtedness for payment and satisfaction in full or upon sale or other

acquisition of the property by the beneficiary after default, any balance remaining in the reserve account shall be credited to the indebtedness. It any authorized reserve account for taxes, assessments, insurance premiums and other due, the grantor shall pay the time for the payment of such charges as they become due, the grantor shall pay not 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.

Should the grantor fall to keep any of the foregoing covenants, then the beneficiary may at its option carry out the same, and all its expenditures therefore the same in the same and all its expenditures therefore the same in the same and all its expenditures therefore the same in the same and shall be secured by the lien of this trust deed. In the same in the sam

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, the other costs and expenses of this trust, including the cost of title search, as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation, and trustee's and attree's fees actually incurred; to appear in and detend any action or proceeding purporting to affect the security hereof or the rights of powers of the beneficiary or trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a costs and expenses, including cost of evidence of title and attorney's fees in a 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 annual statement of account but shall not be obligated or required to furnish any 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 seminent domain or condemnation, the beneficiary shall have the right of seminent domain or condemnation, the beneficiary shall have the right to commence, prosective in its own name, appear in or defend any so, the right to commence or consection settlement in connection with its or to reduce that all or an operation of the money's such taking and, if it so tects, to require that all or a cases of the amount repayable as compensation for such taking, which are in access of the amount required to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by the spattor in such proceedings, on the proceedings, and the grantor agree that the constant of the control of the security is of the spattor of the inductions secured hereby; and the grantor agree that its own expense, to take such actions and exceedings, and the security is of the security in the security is and the grantor agree that its own expense, to take such actions and exceeding such instruments as shall at its own expense, to take such actions and exceeding the beneficiary's request.

request.

2. At any time and from time to time upon written request of the beneficiary, payment of its fees and presentance of this deed and the note for enficiary payment of its fees and presentance cancellation, without affecting the
ideality of any person for the payment of the indebtedness, the trustee may fee
ideality of any person for the payment of the indebtedness, the trustee may fee
current of the making of any map or plat of said property; (b) Join in granting
any seasoned to creating and restriction thereon, (c) Join is any subordination
or other extremity, all or any part of the property. The granties in any
reconstruction of the property is the payment of the property of the property is the payment of the property of the property of the property is the payment of the property of the pr

shall be \$5.00.

3. As additional security, grantor hereby assigns to beneficiary during the continuance of these trusts all trents, issues, royalties and profits of the property affected by this deed and of any personal property located thereon. Until pressure a security of the payment of any indebtedness secured hereby on the personal property located the property located the payment of any indebtedness security of captures and profits grantor hereunder, the beneficiary may at any time without notice, either pront, by agent or by an electric profit of the property of any part thereof, in its of the property of the payment of the property of the part thereof, in its of name sue for or otherwise collections and profits, including those past due and unpaid, and paying the part is property of the payment of the payme

5. The entering upon and taking possession of said property, the collection of such rents, 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 aforesaid, shall not cure or waive any desurch 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 would ordinarily be required of a new loan applicant and shall pay beneficiary as a service charge.

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 agreement hereunder, the beneficiary may declare all sums secured hereby immediately 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 duly filed for exact any or and election to sell the trust property, which notice trustee shall cause to be the beneficiary shall deposit with the trustee this trust deed and all promisery trustees and documents evidencing expenditures secured hereby, whereupon the 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 trustees and attorney's fees not, exceeding \$50.00 each), other than such portion of the principal as would not default, occurred, and thereby cure the default.

nouncement at the time fixed by the preceding postponement. The trusted 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 implies rectials in the deed of any matters or fact shall be conclusive proof earth truthfulness thereof. Any person, excluding the trustee but including the gand the beneficiary, may purchase at the sale.

9. When the Trustee sells pursuant to the powers provided herein, the trustee shall apply the proceeds of the trustee's sale as follows: (I) To the sale including the compensation of the trustee, and a 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 truste deed or to his successor in interest entitled to such surplus.

oeed or to his successor in interest entitled to such surplus.

10. For any reason permitted by law, the beneficiary may from time to time sphoint a successor or successors to any trustee named berein, or to any veyance to the successor trustee appointed hereunder. Upon such appointment and without conand duples 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 record, which when recorded in the office of the country clerk or recordered to the successor trustee, and the place of country or counties 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 acknowto 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

IN WITNESS WHEREOF, said grantor	add notice of saie, this of the control of the cont	nd and seal the day and	Xear first above w
County of Klamath ss			
THIS IS TO CERTIFY ALL LITT	y of Octoba	Marianta kalender († 1865) Romania Gregoria	3)
Wolary Public in and for said county and state, pe	ry of Octobe ersonally appeared the within	, 19. 78 , be	efore me, the undersign
o he personally known to be the identical individual executed the same freely and voluntarily to the identical with the same freely and voluntarily for the identical individual of the identical individual in the identical individual in the identical individual in the identical individual in the identical individual in	Le man	помер	
executed the same freely and voluntarily to	or the uses and purposes they	ed the foregoing instrument an	d acknowledged to m
THE THE THOUSE WHEREOF, I have hereunto set m	ly hand and affixed my notari	in expressed.	and the state of t
A STATE OF THE STA	**************************************	The day and year last	above written.
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Mineral Company of the Company of th	My commission	n expires: 4/24/8/	07
Loom No:		4 704	TO YOU
		STATE OF OREGON	
TRUST DEED		County of Klamath	} ss.
And the second s			
		I certify that the	within instrumen
	(DON'T USE THIS	day of October	ecord on the 4th
Grantor Grantor	SPACE: RESERVED FOR RECORDING	at 3:38 O'clock D	D 3 6
KLAMATH FIRST FEDERAL SAVINGS	LABEL IN COUN. TIES WHERE	in book M78 Record of Mortgages	on page 22119
AND LOAN ASSOCIATION	USED.)	crigages	s or said County.
Beneficione		Witness my hand a	and seal of County
After Recording Return To: KLAMATH FIRST FEDERAL SAVINGS		Wm. D. Milne	
COND LUAN ASSOCIATION OF THE CO.	Williams committee	1	/ County Clerk
		By Dunetha J	I,T .
Lot 11 in Block 2 o	DE MANTEM PRINCE.	NE DESIGNATIONS	Deputy Deputy
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To be used or	mly when obligations have be	ANCE COCCES TO	i Trigoren
Trustee			in the second
The undersigned is the legal owner and holder of all ind been fully paid and satisfied. You hereby are directed, been fully paid and satisfied. You hereby are directed, and to seconvey, without warranty, to the parties			ured by said trust deed s of said trust deed or tith together with said

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