

WITNESSETH:

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s and conveys to the trustee, in trust, with power of sale, the property in

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.

Beneficiary of order and made
November 20th

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

[illegible]

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 title search, in connection with, as well as the other costs and expenses of the trustee procuring to affect by deed in and to the property, and the expenses of the beneficiary or trustee to pay all or any part of the costs and expenses of the beneficiary or trustee to pay all or any part of the costs and expenses, and to defend any action or proceeding in which the beneficiary or trustee may be fixed by the court, in any suit brought by beneficiary to foreclose this deed, and all said sums shall be secured by this trust deed.

It is mutually agreed that:

[illegible][illegible][illegible]

While the grantor is to pay any and all taxes, assessments and other charges levied or assessed against said property, or any part thereof, before the same begin to bear interest and must also pay premiums on all insurance policies upon said property, such payments are to be made through the beneficiary, as aforesaid. The grantor hereby authorizes the beneficiary to make through the beneficiary, as aforesaid, assessments and other charges levied or imposed upon said property, or any part thereof, and to pay therefor the insurance premiums against said property in the amounts as shown by the statements transmitted to the collector of such taxes, assessments or other charges, and to pay therefor the insurance premiums in the amounts shown on the statements submitted by the insurance carriers or their representatives, and to withdraw the sums which may be required from the reserve account, if any, established for that purpose. The grantor agrees to indemnify and hold the beneficiary harmless for any loss or damage caused by the failure to have any insurance policy, or for the beneficiary hereby is authorized, in the event of any loss, to compromise and settle with any insurance company and to apply any such insurance receipts upon the obligations secured by this trust deed, in computing the amount of the indebtedness for payment and satisfaction in full or upon sale or other

6. 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 such notice.

5. The grantor shall notify beneficiary in writing of any sale or conveyance 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 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 filed for record. Upon delivery of said notice 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 trustee 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 privileged may pay the entire amount then due under this trust deed and 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.

8. After the lapse of such time as may then be required by law following the recording of said notice of default and giving of said notice of sale, the trustee shall sell said property at the time and place fixed by him in said notice of sale, either as a whole or in separate parcels, and in such order as he may determine, at public auction to the highest bidder for cash, in lawful money of the United States, payable at the time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone the sale by public announcement.

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

Richard S. Quinn
RICHARD S. QUINN (SEAL)

STATE OF OREGON
County of Klamath } ss

THIS IS TO CERTIFY that on this 4th day of October, 1978, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named RICHARD S. QUINN, a single man

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

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

David A. Page
Notary Public for Oregon
My commission expires: 4/24/81

SEAL OF OREGON

Loan No. _____
TRUST DEED
TO Grantor
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
Beneficiary

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON
County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of October, 1978, at 3:38 o'clock P. M., and recorded in book M78 on page 22119 Record of Mortgages of said County.

Witness my hand and seal of County affixed.
Wm. D. Milne

County Clerk

By *Bernetha Aditsch*
Deputy

Fee \$6.00

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: William Sisemore, Trustee

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 pursuant to statute, to cancel 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

DATED: RICHARD S. QUINN 1978

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