01-11408 TA-38-138-	M EED Vol. <u>18</u> Page 23783
TRUST D	역원 시민국회 화면도 전시를 통해 중에 살아보고 얼굴을 내려가 있다. 그리고 그는 그는 그는 그는 그는 사람들이 되었다. 그는 그는 그는
57168 THIS TRUST DEED, made this 20thday of Octob	per
THIS TRUST DEED, made this 200 May of WILLIAM, E. RYLAH and HELEN	N. RYLAH, husband and wife
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION	, a corporation organized and existing under
United States, as beneficiary;	tru:
The grantor irrevocably grants, bargains, sells and conveys	to the trustee, in trust, with power of sale, the property in
The grantor irrevocably grants, bargains, sold as: Klamath County, Oregon, described as:	
To the same same who will	트 위한 트리션 한 발전성 프로젝트를 보고 있다. 그는 사람들이 있는 그 보다 있는 사람들이 되었다. 그는 보다는 사람들이 보고 있다. 그는 그는 사람들이 보다는 사람들이 되었다. 그는 그는 사람들이 보다는 사람들이 되었다. 그는 그는 사람들이 되었다. 그는 그는 사람들이 되었다면 보다는 것이다. 그는 사람들이 되었다면 보다는 것이다.
Separation for the	
	A CTUBE ADDITION TO KLAMATH RIVER
Lot 11, Block 36, Tract No. 108	4, SIXTH ADDITION TO KLAMATH RIVER
ACRES in the County of Klamath	
	는 사용하는 전문으로 가장하는 물로 하고 물로 하는 것이 되었다. 그 것이다.
	사용하는 경험
TO REPORT THE CONTROL OF THE STATE OF THE ST	: 15 15 15 15 15 15 15 15 15 15 15 15 15
	5000000 1000 시 : 그래, 2002 원교 : 그룹 : 1
	경기 수 있는데 그 경우를 하는 것을 보면 하는 것을 보는 것이 되었다. 그는 사람들은 사람들이 되었다. 그는 마이지 그 것을 보고 있는 것을 하는 것을 하는 것을 하는 것을 보고 있다. 그는 것을 보고 있는 것을 보는 것을 보고 있다.
	: 전문 전문 문제가 제공 마루 경우 중요 사용 함께 되는 사람이 되는 것은 것 같아 없습니다.
which said described real property is not currently used for a	gricultural, timber or grazing purposes,
in the appurtenances, tenements, hereditaments	lighting heating, venti-
hereafter belonging to, derived from of in any more tien apparatus, et	guipment and fixtures, together with all awnings, venerial princes
hereafter belonging to, derived from hereafter belonging to, derived from watering and irrigation apparatus, eleting, air-conditioning, refrigerating, watering and linoleum, shades and covering in place such as wall-to-wall carpeting and linoleum, shades and with the above described premises, including all interest therein which the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement of the grantor herein contained and the performance of each agreement agreement of the grantor herein contained and the performance and the p	e grantor has or may hereafter acquire, for the purpose of securing /1
with the above described premises, including sometime contained and the p	ayment of the sum of
performance of each agreement of the grantor lice in the second of the s	g payable in monthly installments of \$141.5/ commencing
if any, as interest in the above described property, as may be evidenced by having an interest in the indebtedness secured by this trust deed is evidenced by note or notes. If the indebtedness secured by the payments received by it upon more, than one note, and of any payment on one note and part on another.	acquisition of time projects are the indebtedness. If any authorized feserve account shall be redited to the indebtedness, If any authorized feserve account for taxes, assessments, meatrance premiums and other charges is not sufficient at any time for the payment of such charges as they be one due, the grantor shall pay the time for the payment of such charges as they be come due, the grantor shall pay the deflect to the beneficiary may at its option add the amount of such deflect to the principal of the
any of said notes or part of any payment on one note and	obligation secured hereby. Should the granter fail to keep any of the foregoing covenants, then the
as the beneficiary may elect. The grantor hereby covenants to and with the trustee and the beneficiary that the said premises and property conveyed by this trust deed are 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, executors and administrators shall warrant and defend his said title thereto against the claims of all persons whomsoever.	obligation secured hereby. Should the grantor fail to keep any of the foregoing covenants, then the henefficiary may at its option carry out the same, and all its expenditures there henefficiary may at its option carry out the same, and all its expenditures there has been supported in the note, shall be repayable by for shall draw interest at the rate specified in the note, shall be repayable by the lien of this trust deed. In the crantor on demand and shall be secured by the lien of this trust deed. In
executors and administrators shall warrant and defend his said title business whomsoever.	this connection, the beneficiary shall have the right in make such repairs to said
against the claims of an persons and agrees to pay said note according to the terms. The grantor covenants and agrees to pay said note according to the terms thereof and, when due; all taxes, assessments and other charges levied against thereof and, when due; all taxes, assessments and other charges having presaid property; to keep said property free from all encumbrances having presaid property; to complete all buildings in course of construction cedence over this trust deed; to complete all buildings in course of construction or said premises within six months from the date or hereafter constructed on said premises within six months from the date or hereafter constructed on said premises within six months from the date.	any improvements made on said premises and also to make such any improvements made on said premises and also to make such any improvements and in its sole discretion it may deem necessary or advisable. The grantor further agrees to comply with all laws, ordinances, regulations, and the grant of the property to now all costs,
thereof and, when the war and property free from all encumbrances having pre- said property; to keep said property free from all encumbrances having pre- cedence over this trust deed; to complete all buildings in course of construction cedence over this trust deed; to complete all buildings in course from the date or hereafter constructed on said premises within six months from the date or hereafter constructed on said premises within six months from the date or hereafter commenced; to repair and restore	property as in its sole discretion in the state of 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 search, as well as fees and expenses of the trustee incurred in connection with or the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation, and trustee's and attorney's fees actually incurred; to appear in and defend any action or proceeding purporting the and to pay all
cedence over this trust deed; to complete within six months from the date or hereafter constructed on said premises within six months from the date or hereafter to the date construction is hereafter commenced; to repair and restore hereof or the date construction; is hereafter commenced to repair and restore promptly and in good workmanilke manner any building or improvement on said property which may be damaged or destroyed and pay, when due, all soats incurred therefor; to allow buefficiary to inspect said property at all times during construction; to release any work or materials unsatisfactory to the hereificiary within fifteen days after written notice from beneficiary of such fact; not to remove or destroy any building or improvements now on hereafter erected upon said premises to keep all buildings and improvements now on water of said premises; to keep all buildings, property and improvements now or hereafter erected on said premises continuously insured against loss now or hereafter erected on said premises continuously insured against loss now or hereafter erected on said premises continuously insured against loss on the said of the premises of the note or obtains a sum not as than the original principal sum of the note or obtained secured by this trust deed, in a company or companies acceptable to the beneficiary and the premise of the premise of the said premises of the note or obtained and with approved loss payable clause in favor of the beneficiary attacked and with approved loss payable clause in favor of the beneficiary may in its own alto prove the property of insurance is not so tendered, the beneficiary may in its own alto prove of insurance is not so tendered, the beneficiary which insurance half be non-cancellable by the grantor during the for the property of all taxes,	the other costs and expenses of trustee's and attorney's fees actually incurrent in enforcing this obligation, and trustee's and attorney's fees actually incurrent to appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of the beneficiary or trustee; and to pay all tosts 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 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.
said property which may be damaged or destroyed and property at all coats incurred therefor; to allow beneficiary to inspect said property at all coats incurred therefor; to replace any work or materials unsatisfactory to	ity hereof of the rights of powers and expenses, including cost of evidence of title and attorney's fees in costs and expenses, including cost of evidence of title and attorney's fees in costs and expenses, and in any such brought by bene-
beneficiary within fifteen days after written notice from beneficiary of the days after written notice from beneficiary or hereafter fact; not to remove or destroy any building or improvements now or fact; not to remove or destroy any buildings and improvements now or	which the beneficiary or trustee may appear and in the secured by this trust- ficiary to foreclose this deed, and all said sums shall be secured by this trust- deed.
constructed on sain premises, and property in good repair and to commit or sailer hereafter erected upon said property in buildings, property and improvements no waste of said premises; to keep all buildings, property and improvements no waste of said premises.	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 annual statement are second.
now or hereafter erected on said premises now or hereafter erected on said premises by fire or such other hazards as the beneficiary may from time to time require, by fire or such other hazards as the beneficiary may from time to time require, by fire or such other hazards and the such that the beneficiary may form the premise to the beneficiary may form the premise to the beneficiary may form the premise to the premise to the premise the premise to the premise the premise to the premise the	annual statement of account.
secured by this trust deed, in a company or companies acceptable to secured by this trust deed, in a company or companies acceptable form and with ficiary, and to deliver the original policy of insurance in correct form and with ficiary, are accepted clause in favor of the beneficiary attached and with	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 under the right of eminent domain or condemnation, the beneficiary shall have
approved loss payable chairs in place of business of the beneficiary at least premium paid, to the principal place of any such policy of insurance. If fifteen days prior to the effective date of any such policy or may in its own	under the right of eminent domain or condemnation, the defined any ac- the right to commence, prosecute in its own name, appear in or defend any ac- the right to commence, prosecute or make any compromise or settlement in connection with the or proceedings, or to make any compromise or settlement in connection of the money's
sald policy of insurance is not so teneered, the beneficiary, which insurance discretion obtain insurance for the benefit of the beneficiary, which insurance the policy thus benefit be non-cancellable by the grantor during the full term of the policy thus	under the right of eminent domain or contention, appear in or defend any ac- the right to commence, prosecute in its own name, appear in or defend any tion or proceedings, or to make any compromise or settlement in connection with such taking and, if it so elects, to require that all or any portion of the money's such taking and, if it so elects, to require that all or any portion of the amount payable as compensation for such taking, which or excess of the amount end up the payable reasonable costs, expenses and attorney's fees necessarily paid or incurred by the grantor in such proceedings and expenses and attorney' and applied by it first upon any reasonable costs and expense and attorney' test necessarily paid or incurred by the heaftclary in such proceedings, and test one expense, to take such actions and execute such instruments as set at its own expense, to take such actions and execute such instruments as set
obtained.	quiren to pay an teasonable or in such proceedings, shall be paid to the beneficiary or incurred by the grantor in such proceedings, shall be paid to the beneficiary in such proceedings, and the beneficiary in such proceedings, and the
obtained. That for the purpose of providing regularly for the prompt payment of all taxes, That for the purpose of providing regularly for the prompt payment of all taxes, parts and governmental charges levied or assessed against the above described pro- assessments, and governmental charges levied or assessed hereby is in excess of 80% perty and insurance premium while the indebteness secured hereby is in excess of 80% perty and insurance premium while the indebteness secured hereby is in excess of 80% perty and insurance purpose price odd by the grantor at the time the loan was	fees necessarily paid or incurred by the cheeks secured hereby; and the grantor agrees halance applied upon the indebtedness secured hereby; and the grantor agrees as shall its own expense, to take such actions and execute such instruments as shall at its own expense, to take such actions and execute such instruments.
perty and insurance premium while the indebtenness secured networ in the time the loan was of the lesser of the original purchase price paid by the grantor at the time the loan made or the beneficiary's original appraisal value of the property at the time the loan 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 was made, grantor will pay to the terms of the note or obligation secured hereby principal and interest, payable under the terms of the note or obligation secured hereby principal and interest, payable and amount equal to 1/12	Appropriate the second of the

assessments and gottomarms while the indebtedness secured hereby is in excess of 30 years of the lesser of the original purchase price paid by the grantor 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 was made, grantor will pay to the beneficiary in addition to the monthly payments of principal and interest payable and amount equal to 1/20 on the date installments on principal and interest, are payable an amount equal to 1/20 of the taxes, assessments, and other charges due and payable with respect to said property within each succeeding three years while this Trust. Deel is in respect to said property within each succeeding three years while this Trust. Deel is in respect to said property within each succeeding three years while this Trust. Deel is in respect to said appose the property within each succeeding three years while this Trust. Deel is in respect to said amounts at a rate not less than the highest rate authorized to be paid interest on said amounts at a rate not less than the highest rate authorized to be paid by banks on their open passbook accounts minus 3/4; of 15%. If such rate is less than only be ablance in the account and shall be 160, interest, shall be computed on the agerage 46/m the rate of interest paid shall be 14% interest, shall be computed on the agerage with the amount of the interest due.

While the granter is to pay any and all taxes, assessments and other charges leder 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 said property, such payments are to be made through the beneficiary, as aforesaid. The granter care levied or imposed against said property in the amounts as shown by the statement thereof furnished by the collector of such taxes, assessments or other charges, and to pay the insurance premiums in the amounts shown on the statements submitted by the insurance carriers or their reservatives and to withdraw the sums which may be required from the reserve account resembles and to withdraw the sums which may be required from the reserve account results and to withdraw the sums which may be required from the reserve account results and to withdraw the sums which may be required from the reserve account results and to withdraw the sums which may be required from the reserve account results and to withdraw the sums which may be required from the reserve account results and to withdraw the sums which may be required from the reserve account results and to withdraw the sums which may be required from the reserve account results and to withdraw the sum sum tendence that the property is attended to the property of a defect, in any insurance policy, and the intelleday hereby is authorized, in the such insurance receipts upon the obligations accured by this trust deed. In computing the amount of the indebtedness for payment and satisfaction in rule or upon sale or other

- 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 encidorsement (in case of full reconveyance, for cancellation), without affecting the liability of any person for the payment of the indebtedeness, the trustee may (a) liability of the making of any map or plat of said property; (b) join in granting any easement or creating and restriction therein, (o) join in any subordination or other agreement affecting this deed or the property. The grantee in any reconvey, without warranty, all or any part of the property. The grantee in any reconvey, without warranty all or any part of the property. The grantee in any reconvey, of the conclusive proof of the truthfulness thereof. Trustee's fees for any of the services in this paragraph shall be \$5.00.
- shall be \$5.00.

 3. As additional accurity, grantor hereby assigns to beneficiary during the continuance of these trusts 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, the payment of any indebtedness secured hereby or in the performance of the payment of any indebtedness secured hereby or in the performance of the payment of any indebtedness secured hereby or in the performance of the payment hereunder, grantor shall have the right to coltect all such are payable. Upon any default by the grantor hereunder, the bear become due and payment thereon, any default by the grantor hereunder, the bear feliary may any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any ceiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property, or any part thereof, in its own name, sue for or otherwise one control of the property or any part thereof, in its own name, sue for or otherwise one apply the same, less costs and expenses of operation and collection, index granton and collection, and as a the beneficiary may determine.

4. 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 default on notice of default hereunder or invalidate any act done pursuant to such notice.

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- 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.
- 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 allic cause to duly filled for record. Upon delivery of said notice of default and election to sell, the beneficiary shall deposit with the trustee this trust deed and ip romissory notes and documents evidencing expenditures secured hereby, whereupon the 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 privilexed 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 feed 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.
- the record of 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 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 or a she 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 ansale, and from time to time thereafter may postpone the sale by public an-

nouncement at the time fixed by the preceding postponement. The trust deliver to the purchaser his deed in form as required by law, conveying perty so sold, but without any covenant or warranty, express or implification in the deed of any matters or facts shall be conclusive proof truthfulness thereof. Any person, excluding the trustee but including the and 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: (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 tituste 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 titine appoint a successor is excessor to successor to any trustee named herein, or to successor trustee appointed herounder. Upon such appointment and without veyance to the successor trustee, the interest shall be vested with all title, and duties conferred upon any trustee herein anamed or appointed hereunder such appointment and substitution shall be made by written instrument exby the beneficiary, containing reference to this trust deed and its player record, which, when recorded in the office of the county cierk or recorder county or counties in which the property is situated, shall be conclusive proproper 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 notify any party hereto of pending sale under any other deed of trust or 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 devisees, administrators, executors, successors and assigns. The term "beneficiary" shall mean the holder and owner, including pledgee, of the note secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the mouline gender includes the feminine and/or neuter, and the singular number includes the plural.

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

The restrict of an artistic and a second of the second of	nny.	Mien & Rylsh (SEA
STATE OF OREGON County of Klamath ss	УÁ	HELEN KVIAH
THIS IS TO CERTIFY that on this 2074	day of October	, 19.78, before me, the undersigned,
to me personally known to be the identical individ	ualS named in and what	AH, husband and wife
They executed the same freely and voluntarily in TESTIMONY, WHEREOF, I have hereunto se		
a CURINGIS.		Muald A Los
SEAD OF COSTRO	Notary Public My commission	for Oregon 4/24/8/11
Loan No.		STATE OF OREGON
TRUST DEED		County of Klamath ss.
	With the state of	I certify that the within instrument was received for record on the 22.70
	(DON'T USE THIS SPACE: RESERVED	at 43 o'clock M., and recorded
TO Cramtor KLAMATH FIRST FEDERAL SAVINGS	FOR RECORDING LABEL IN COUNTIES WHERE USED.)	in book M78 on page 23783 Record of Mortgages of said County.
AND LOAN ASSOCIATION Beneficiary		Witness my hand and seal of County affixed.
After Recording Return To: KLAMATH FIRST FEDERAL SAVINGS		Wm. D. Milne
Lot 11, Blook 36, Fr and form assaciation County	ce No. 1084, SINT of Klamath, State	By Buritla Spen in
######################################		Deputy

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

..., 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

котельные привы выпрактури в тури променения (Clarette Federal Savings & Loan Association, Beneficiary WILLIAM E. WILLAH and Goldan ph.

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DATED; 27165

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