

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 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 to 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.

STATE OF OREGON

County of Klamath ss.

THIS IS TO CERTIFY that on this 28th day of November

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

MARK J. SITES AND PAMELA D. SITES, Husband and Wife

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

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

Notary Public for Oregon

My commission expires: 11-12-82

Loan No.

TRUST DEED

Grantor
Klamath First Federal Savings
AND LOAN ASSOCIATION

Beneficiary
After Recording Return To:
Klamath First Federal Savings
AND LOAN ASSOCIATION

TO: William Sizemore,
Trustee

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TY OFFICE WHERE
USED)

Fee \$6.00

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument
was received for record on the 29th
day of November, 1978,
at 3:51 o'clock P.M., and recorded
in book M-78 on page 26857.
Record of Mortgages of said County.

Witness my hand and seal of County
affixed.

Wm. D. Milne

County Clerk

By Jacqueline J. Mettler
Deputy

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

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: NOV 11 1978 AND TWENTY D DAY

POST 28003
NOT 11A06 KO 1 31522

11081 DEED

NOV 11 1978
NOT 11A06 KO 1 31522

58825