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WITNESSETH:

Lot 4 Block 41, Hot Springs Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

which said described real property is not currently used for agricultural, mineral or other purposes, together with all and singular the appurtenances, tenements, hereditaments, rents, issues, profits, water rights, easements or privileges now or hereafter belonging to, derived from or in anywise appertaining to 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 with the above described premises, including all interest therein which the grantor has or may hereafter acquire for the purpose of securing performance of each agreement of the grantor herein contained and the payment of the sum of THIRTY-THREE THOUSAND, TWO HUNDRED AND NO/100 (\$ 33,200.00) Dollars, with interest thereon according to the terms of a promissory note or even date herewith, payable to the beneficiary or order and made by the grantor, principal and interest being payable in monthly installments of \$ 299.10 commencing January 30, 1979 and continuing until the said debt is paid in full, and in the event of default, any balance remaining in the

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 also to 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 pay any and all taxes, assessments and other charges levied or imposed against said property in the amounts as shown by the statements thereof, and to pay the premiums on all insurance policies in the amounts as shown by the statements thereof, and to pay the insurance premiums collector of such taxes, assessments or other charges, and to pay the insurance carriers or their representatives in the amounts shown on the statements submitted by the insurance carriers or their representatives and to withdraw the sums withdrawn by the insurance carriers or their representatives and to hold the beneficiary if any, established for that purpose. The grantor agrees in no event to hold the beneficiary responsible for failure to pay any insurance written or for any loss or damage growing out of or from any insurance policy, and the beneficiary hereby is authorized to pay out of or from any insurance policy, and the beneficiary hereby is authorized to apply any amount of any loss, to compromise and settle with any insurance company, and in computing such insurance receipts upon the obligations secured by this deed, in full or upon sale or other amount of the indebtedness for payment and satisfaction in full or upon sale or other

3. As additional security, 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 grantor shall default in the payment of any indebtedness secured hereby or in grantor shall default in the performance hereunder, grantor shall have the right to collect all rents, issues, royalties and profits earned prior to default as they become due and payable. Upon any default by the grantor hereunder, the beneficiary may at any time without notice, either in person or by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereunder, enter upon and take possession of said property, or any part thereof, in its own name sue for or otherwise collect said rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as the beneficiary may determine.

