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..... as grantor, William Sisemore, as trustee, and KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the

WITNESSETH:

The grantor irrevocably grants, bargains, sells and conveys to the trustee, in trust, with power of sale, the property in .Klamath County, Oregon, described as:

Lot 4, Block 105, BUENA VISTA Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. SAVING AND EXCEPTING that portion thereof deeded to the State of Oregon in Deed Volume 289 on page 611, records of Klamath County, Oregon.

TY CTEST OF SERVICE CONTROL OF S NLAMAR FIRST CORRAC SAVINGS Alaptican association

which said described real property is not currently used for agricultural, timber or grazing 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 socuring performance of each grantor herein contained and the payment of the sum of TWENTY THOUSAND FIGURE (\$.20,800.00) Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to the September 10.

This trust deed shell further secure the payment of such additional money if any, as may be loaned beteafter by the beneficiary to the grantor or others having an interest in an interest in an interest in an interest in a such as a such

The grantor hereby covenants to and with the trustee and the beneficiary 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.

executors and administrators anali warrant and delend his said atthe theorem 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, assessments and other charges levied against said property; to keep said project free from all encumbrances having precedence over this trust deed; to compile all buildings in course of construction or hereafter constructed on said premess within six months from the date hereof or the date construction is hereafter commenced; to repair and restore property; and in good workmanlike maner which six months from the date construction; to replace any building or improvement on saids property which may be damaged or desoyof and pay, when due, all consts incurred therefor; to allow beneficiary to inspect said property at all times during construction; to replace any work of inspect said property at all times during construction; to replace any work of inspect said property at all times during construction; to keep all buildings in improvements now or hereafter; within fifteen days after written notice from beneficiary of such fact; not to remove or destroy any building or improvements now or hereafter erected upon said property in good repair and to commit or suffer no waste of said premises; to keep all buildings, prior men to demand the construction of the prior time to time require, in a such other hazards as the beneficiary may from time to time require, in a such other hazards as the beneficiary may from time to or obligation secured by this trust deed, in a company or companies acceptable or obligation ficiary, and to deliver the original policy of insurance in corrected or obligation ficiary, and to deliver the original policy of insurance in corrected or and with approved loss payable clause in favor of the beneficiary and the with approved loss payable clause in favor of the beneficiary and the sufficient of the definition of the effective date of any such policy of insurance. If th

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 property and insurance premium while the indebtedness secured hereby is in excess of 800 of the lesser of the original purchase price paid by the grantor at the time the loan was made, grantor will pay four appraisal value of the property at the time the loan principal and interest payable under the terms of the note or obligation secured here on the date installments of the note or obligation secured here of the taxes, assessments, and interest charges the and payable with respect to said property within each succeeding 12 moones and also 1/36 of the insurance premium payable with reflect as saltimated and directed by the beneficiary. Beneficiary shall pay to the grantor effect as estimated and directed by the beneficiary. Beneficiary shall pay to the grantor interest on said amounts at a rice not less than the highest rate authorized to be paid by banks on their open passbook accounts mims 3/i of 1%. If such rate is less than monthly balance in the account and shall be paid quarterly to the grantor by crediting to the extrawaccount the amount of the interest due.

While the granter is to pay any and all laves, 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 pays and all laxes, assessments and other charges levied or imposed the beneficiary to pay any and all laxes, assessments and other charges levied or imposed capitals and property in the amounts as sown by the statements thereof furnished collector of such taxes, seessments or other charges, and to pay 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, responsible for failure to have any insurance written or for any loss or damage for the pays and the beneficiary hereby is authorized, the centre 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 indebtefness 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. If any authorized reserve account time 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 read 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 fail to keep any of the foregoing covenants, then the beneficiary may at its option carry out the same, and all its expenditures therefor shall draw interest at the rate specified in the note, shall be repayable by the grantor on demand and shall be secured by the lien of this trust deed. In this connection, the beneficiary shall have the right in its discretion to complete any improvements made on said premises and also to make such repairs to said 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 covenants, conditions and restrictions affecting said property: to covenants, conditions and restrictions affecting said property: to call the expenses of this trust, including the cost of title scarch as all costs, the other expenses of the trustee incurred in connectic with or in enforcing this could expense of the trustee incurred in connection with or in enforcing this content of the expense of the trustee incurred in connection with or on enforcing this content of the expense of the trustee incurred in connection with order to appear in and defent on your of the beneficiary or trustee; and to pay all costs and expenses, including out of evidence of title and attorney's fees in a costs and expenses, including out 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:

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 the right to commence, prosecute in its own name, appear in or defend any action of the interest of the right to commence, prosecute in its own name, appear in or defend any action of the interest of the received of the property of the control of

- 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 enficiary, payment of its fees and presentation of this deed and the note for enliability of any performed the payment of the indebtedness, the traceting the
 consent to the making of the payment of the indebtedness, the traceting the
 consent to the making any map or plat of said property; (b) join in granted
 any easement or creating and estriction thereon, (c) join in any subordination
 or other agreement affecting the effect of the lien or charge hereof; (d) reconvey,
 without warranty, all or any part of the property. The grantee in any reconvey,
 ance may be described as the "property and the recitals therein of any matters or facts shall be conclusive proof of the
 truthfulness thereof. Trustee's fees for any of the services in this paragraph
 shall be \$3.00.
- shall be \$5,00.

 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 the performance of any agreement hereunder, grantor shall default in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, grantor abil have the right to colicit all such 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 gerson, by agent or by a receiver 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 soft property, or any part thereof, in its own name upon and take possession of soft property, or any part thereof, in its own name due for or otherwise collect her nents, issues and profits, including those past dead unpaid, and apply able attorney's fees, upon any indebtedness secured hereby, and in such order as 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 walve 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 supplied it with such personal information concerning the purchase away 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 mediately 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 the beneficiary shall deposit with the trustee this trust deed and all promissory trustees shall fix the time and place of sale and give notice thereby, whereupon the required by law.
- 7. After default and any time prior to five days before the date set 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 default occurred and thereby cure the default.
- 8. After 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 saie, the of saie said property at the time and place fixed by him in said notice of saie, either as a whole or in separate parcels, and in such order as he may determine, at public auction to the highest bilder for cash, in lawful money of the United States, payable at the time of. saie. 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 an-

nouncement at the time fixed by the preceding postponement. The trustee a 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 implied rectials in the deed of any matters or fact shall be conclusive proof of truthfulness dereof. Any person, excluding the trustee but including the gran and the beneficiary, may purchase at the sale.

- and the beneficiary, may purchase at the saic.

 9. When the Trustee sells pursuant to the powers provided herein, the trustee shall apply the proceeds of the trustee's agle as follows: (1) To the expenses of the sale including the compensation of the trustee, and a trust deed. (3) It of all persons having recorded liens subsequent to the order 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.
- oeen or to mis successor in interest eatitied to such surplus.

 10. For any reason permitted by law, the beneficiary may from time to time appoint a successor or successors to any trustee named herein, or to any successor trustee appointed hereunder. Upon such appointment and without consuctable successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each by the beneficiary, containing reference the made by written instrument execute by the beneficiary, containing reference to this trust deed and its place of county or countles 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 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 of 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 leaved, their heirs, legates devisees, administrators, executors, successors and sasigns. The term "beneficiary" shall mean the holder and owner, including herein. In order the note secured hereby, whether or not named as a beneficiary culine 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.

글이 얼마는 항상 나를 하고 하게 뭐라고 하는 것 같아.	Meredino sei his ho	and and seal the day and year first above wi
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STATE OF OREGON	/30	NATHAN P. CHUDNOFF (S
County of Klamath ss	hie	Elia- Vai Philade el
\sim	NTA 1	ENG NOI CHUDNOFF (S
INIS IS TO CERTIFY that an Alt.		
Notary Public in and for said county and state, JONATHAN, P. CHUDNOFF and	personally appeared it	st 19.79, before me, the undersign
JONATHAN P CHUDNOFF and one personally apown to be the identical individu	NAENG NOI CHIDNO	named undersign
the personally known to be the identical individu	als named in and who are	DFF, husband and wife ted the foregoing instrument and acknowledged to me ein expressed.
in TESTIMONY CHIEREOF. I have hereunto set	for the uses and purposes the	ted the foregoing instrument and acknowledged to me
IN TESTIMONY WHEREOF, I have hereunto set	my hand and affixed my	ein expressed
: 발생하다 나의 보다 보다 있다면 보다.	a second my notar	hal seal the day and year last above written
TO IT STATES		Dan K Kail
EAL	Notary Public	san K. Karsch
	My commissi	on expires: $12-6-81$
Loan No.		
		STATE OF OREGON
TRUST DEED	[1] 기계 (경기에 기능 기능) 기르고 기계 기능 기능 기능 기능 경기 기계 기능	County of Klamath ss.
		County of Actallach
	일반환 제가 회문 경험활격하면	
	[21] 발표 시시아 바라이 시간다	I certify that the within instrumen
		Teceived for record on it
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Grantor	FOR RECORDING	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
CLAMATH FIRST FEDERAL SAVINGS	LABEL IN COUN. TIES WHERE	
AND LOAN ASSOCIATION	USED.)	Record of Mortgages of said County.
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Beneficiary	医克雷氏氏征 医阿尔克斯氏试验检尿病 医动物 医皮肤结束	
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To be used only when obligations have been paid.

TO.	W:II:						-41			
	William	21201	mor	۰,	 	 ;	T	nıs	too	,

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 slatute, 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

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