Loan #05-41847 KC/T #K-323	79
* 73565	RUST DEED VOL 79 Pro- 2120
DWISD THIS TRUST DEED, made this	August KEEL, Husband and Wife 19.79 between
United States, as beneficiery	SSOCIATION, a corporation organized and existing under the laws of the
The grantor irrevocably grants, bargains, sells a Klamath . County, Oregon, described as:	WITNESSETH: and conveys to the trustee, in trust, with power of sale, the property in
LOT 5 OF MARINA DADK	ording to the official plat thereof
Oregon.	ording to the official plat thereof the County Clerk of Klamath County,

에 이상 방법을 가장 가슴을 벗고 않는다. 그는 것 같은 것 같은 것 같은 것을 했다.	그는 그는 눈물을 다 다 잘 가지 않는 것이야?	
신다. 이사가, 그는 이가 가지 않는 수 없는 것이다.	일을 위한 것을 위해 있는 것을 가지?	Fae \$7.00
Anta manana kumu 201 REALATH SIRST POREAL SAURAGO ANTA (CALAR SACOLITION		Photo Contraction and Contraction
644 (1464) 644 (1464)		Wh Milne
- MAD LOAN ASSOCIATION	그는 것이 아파 같은 것이 같은 것이 같은 것이라.	
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Zullat		September

which said described real property is not currently used for agricultural, timber or grazing purposes, together with all and singular the appurtenances, tenements, hereditaments, ronts, issues, profits, water rights, easements or privileges now or chating; air conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as well-to-well carpeting and lincleum, 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 installed in or used in connection (s. 75,000,00;) Dollars, with interest therein according to the forms of a promissory note of even date herewith, payable to the Deneficiary or order and made by the grantor, principal and interest being payable in monthly installments of s. 717.75 commencing 19,75

This trust deed shall further secure the payment of such additional money, if any, as may be loaned hereafter by the beneficiary to the grantor or others having an interest in the above described property, as may be evidenced by a more than one note. If the indebtedness secured by this trust deed is evidenced by any of said notes or part of any payment on one note and part on another, as the beneficiary may elect.

The grantor hereby covenants to and with the trustee and the beneficiary in that the said premises and property conveyed by this trust deed aro and clear of all encumbrances and that the grantor will and his heirs, utors and administrators shall warrant and defend his said title thareto not the claims of all persons whomsoever.

executors and administrators shall warrant and defend his said title thatoto against the claims of all persons whomsoever. Yill the said title that the thereof and when due, all taxes, assessments and other charges levels against thereof and when due, all taxes, assessments and other charges levels against asid property; to keep said property free from all encumbrances having pre-cedence over this trust deed; to complete all buildings in course of construction or hereafter constructed on said premises building or improvement on said property which may be damaged or destroyed and pay, when due, all promptly and in good workmanike manner any building or improvement on said property which may be damaged or destroyed and pay, when due, all times during construction; to replace any work or materials unsatifactory to constructed on said premises; to keep all buildings and improvements now constructed on asid progerty in good repair and to commit or suffer nor waste of said promise; to keep all buildings, property and improvements by fire or such the tax deed, in a company or compates acceptable to the bare secured by this that the original principal sum of the note or obligation ficiary, and to deliver the original principal sum of the note or obligation ficiary, and to deliver in a company or compates acceptable to the bare-secured by this trust deed, in a company or other building of the note of or obligation ficiary, and to deliver the original policy of insurance in core of the bareficiary with a sole and with premium paid, to the principal place of business of the beneficiary is a team fittery and policy of insurance is not so tendered in the bareficiary and insurance. Is a sum boo bare hazards not so tendered in subsidiery thes during the subsidiery thes that policy of insurance is not so tendered in the bareficiary and insurance. Is a sum boo bare hazards in the sole of the bareficiary is any in its over shall be non-cancellable by the granter during the bareficiary, which insurance discretion obtain insuran

shart we note an entropy by the sparse state of the prompt payment of all taxes, assessments, and governmental charges levied or assessed against the above described pro-perty and insurance premlum while the indebtedness secured hereby is in excess of $80\,\%$ of the lesser of the original purchase price paid by the grantor at the time the loan was made or the beneficiary's original aparalisal value of the property at the time the loan was made, grantor will pay to the beneficiary in addition to the monthly payments of principal and interest payable under the terms of the note or obligation secured hereby on the date installments on principal and interest are payable an amount equal to 1/21within each successments, and other charges due and payable with respect to said property within each successments, and other charges due and payable with successful to said property within the distribution to the insurance premium payable with effect as estimated and directed by the beneficiary. Readiciary shall pay le the granting by banks on their open payshoek accounts minus 3/40 of the tax suthorized to be paid of painters on an there the payable shall be a the highest rate suthorized to be paid by banks on their open payshoek accounts minus 3/40 of the state is less than monthly bankee in the account and shall be a paid in 50^{-1} . If such rate is less than the such and interest paid shall be a paid in quarterly to the grantor by crediting to the escrow account the amount of the interest due.

While the granter is to pay any and all taxes, assessments and other charges leded interest and also to pay premiums on all insurance policies upon said property, such pay-ments are to be made through the beneficiary, as aforesaid. The grantor, hereby authorizes against said property in the amounts as shown by the statements thereof furnished by the off of such taxes, assessments or other charges, and to pay the insurance policies interest and to such taxes, assessments and other charges leded or imposed explicitly to grant and all taxes, assessments and other charges leded or imposed against said property in the amounts as shown by the statements thereof furnished by the in the amounts shown on the statements submitted by the insurance carriers or their acp-if any, established for that purpose. The grantor agrees in no event to hold the beneficiary out of a defect in any insurance policy, and the beneficiary is authorized. In the amounts distance receipts upon the obligations accured by this trust deed, in computing has amount of, the indebiedness 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 for taxes, assessments, insurance premiums and other charges is not sufficient at any immerior to the beneficiary mon 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 beneficiary may at its option add the amount of such deficit to the principal of the beneficiary may at its option carry out the same, and all its expenditures there the grantor on demand shall be secured by the lien of this trust deed. Its option the same curred by the lien of this trust deed by the same to the same the property as in its sole discretion it may deem necessary or advisable.

property as in its sole discretion it may deem necessary or advisable. The grantor jurther agrees to comply with all laws, ordinances, regulationa, covenants, conditions and restrictions affecting said property: to pay all costs, fees and expenses of this trust, including the cost of tills exarch, as well as in enforcing this obligation, and trustee's and attorney's fees actually incurred; it appear in and defend any action or proceeding purporting to affect the secur-costs and expenses, including cost of evidence of tille and attorney's fees and reasonable sum to fixed by the court, in any such action or proceeding in reasonable sum to fixed by the court, in any such action or proceeding the ficiary 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 or 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: . 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 of seminent domain or condemnation, the beneficiary shall have the right of seminent domain or condemnation, the beneficiary shall have the right of seminent domain or condemnation, the beneficiary shall have the right of seminent domain or condemnation of the money's such taking and, if it so elects, to require that all or any portion of the money's quired to pay all reasonable costs, expenses and attorney's fees necessarily paid and applied by it first upon any reasonable costs and expense into regular do balance applied up it first upon any reasonable costs and expenses ditorney's balance applied up the incurred by the beneficiary in such proceedings, and the at its own expense, to take such actions and execute such intruments as shall request.

request. 2. At any time and from time to time upon written request of the bene-ficary, payment of, its fers and presentation of this deed and the note for en-dorsement (in case of full reconveyance, for cancellation), without affecting the itability of any person for the payment of the indebtedness, the trustee may (a) consent to the making of any response to the indebtedness, the trustee may (a) any easement or creating and restriction thereon, (c) join in any subordination or other agreement affecting the deed or the lien or charge hereoit; (d) reconvey: ance may be described as "parts of the property. The grantee in any reconvey, ance may be described as "parts or facts shall be conclusive proof of the truthfulness thereof. Trustee's fees for any of the services in this paragraph shall be \$5.06.

truthfulness thereof. Trusice's fees for any of the services in this paragraph shall be \$5.00. 3. As additional security, grantor hereby assigns to beneficiary during the continuance of these trusts all rents, lesues, royalies and profits of the pro-perty-effected by this feed and of any personal property located thereon. Until the performance of any agreement hereunder, grantor shall default in the payment of any indebtedness secured hereiny or in leet all such rents, lasues, royalities and profits carred prior to default as they fickary may and paynite. Upon any default by the grantor she the right to col-become due rents, lasues, royalities and profits carred prior to default as they fickary may and paynite. Upon any default by the grantor hered by the bene-celver to be appointed by a court, and without regard to the adequacy of any said property, or any part thereof, in its own name us for or otherwise collect the same, less costs and profits, including thoreallo and uppaid, and apply in a same, less costs and expenses of operation and upsid, and apply the same, less costs and expenses of porestion and thereby, 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 pollicies or compensation or awards for any taking or damage of the property, and the application or release thereof, as aloresaid, shall not cure or waive any default or 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 concerding the purchaser as would ordinarily be required of a new ioan 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 duly file 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 premissory notes and documents evidencing expenditures secured hereby, whereupon the trustees shall fit the time and place of saie 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 550.00 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 recordiation of said notice of default and giving of said notice of saile, the trustee shall sell said notice of default and giving of said notice of saile, the said notice of saile, either as whole or in separate parcels, and in such order as he may determine, at public auction to the highest bidder for each, in lawful money of the United Sites, papable at the time of saile. Trustee may postpone saile of all of and age and property by public announcement at such time and place of sale and from time to time thereafter may postpone. the saile by public announcement at the time fixed by the preceding postponement. The trustes shall deliver to the purchaser his deed in form as required by law, conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any "matters or facts shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee but including the grantor and the beneficiary, may purchase at the sale.

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and the deterinity, may purchase so the trust of the powers provided herein, the ruster shall apply the proceeds of the trusters sale as follows: (1) To the expenses of the sale including the compensation of the truster, and a reasonable charge by the attorney. (2) To the obligation secured by the trust 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 granter of the trust deed or to his successor in interest entitled to such surplus.

deed of to mis successor in interest entitien to buch 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 herounder. Upon such appointment and without conveyance to the successor trustee, the latter shall be rested with all title, powers and duties conferred upon any trustee herein named or appointed herounder. Each such appointment and substitution shall be made by written instrument executed by the beneficiary, containing reference to this trust deed and its place of record, which, when recorded in the office of the county cierk or recorder of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

1. 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, hereto, their heirs, legatese devisees, administrators, successors and assigns. The term "beneficiary" shall mean the holder and owner, including herein. In construing this deed and whenever the context so requires, the mascludes the poural.

and will ALSS WILLEUF, solid grantor h	as hereunto set his hand	and seal the day and year first above written
(a) and an average of the second s	unanning ar grunning heiddar yn r Burriger yn rei an ra nan grun aran Carllanan y grun ar c'r grunnau yn r	
া বিশ্বান প্রদান বিশ্বিত প্রিয়ালে বেশ্বার বর্ত্ত প্রতি প্রতি প্রতি বিশ্বান বিশ্বান বিশ্বান বিশ্বান বিশ্বান বি নির্বাদ প্রতি প্রতি প্রতি প্রতি প্রতি বিশ্বান বিশ্বান বিশ্বান বিশ্বান বিশ্বান বিশ্বান বিশ্বান বিশ্বান বিশ্বান ব প্রতি প্রতি প্রতি প্রতি প্রতি বিশ্বান ব	E standing the second secon	(SEAL
STATE OF OREGON		Caroli ann Kelliseal
County of Klamath as	ana ang katang katan Mang katang ka	
THIS IS TO CERTIFY that on this 3/2. day	of August	
Notery Public in and for said county and state, per STEVEN KEEL AND CAROL A	NN KEEL. Husband	amed
to me personally known to be the identical individual	S named in and who oromited	litta t
toruntarily 10	uses and purposes inareir	Avriation
IN DESTIMONY WHEREOF, I have hereunto set m	y. hand and affixed my notaria	I seal the day and year last above written.
Octoberois 79	Su	rald V. Braun
(SEAL) 12 OOG ST	Notary Public My commission	Avalance. // / · · ·
에 비행하는 지수는 것이 지는 것이 있는 것을 잘 했는지? 이 것은 것이 같은 것 같은 것이 같아요. 이 것이 같아요. 이 것이 없는 것 않이	· 我们就你们不可以能不能能会了你了,你们不能你说,我们也会不是不少我们的。	KAD WAYDO
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		I certify that the within instrument
	승규가 아니지 이가 제공하였다. 그는 가지 아니지 않는 것은 것이 있는 것이 있다.	was received for record on the 6th day of September 1979
	(DON'T USE THIS Space: Reserved	at 12:150'clock P.M. and recorded
Grantor	FOR RECORDING LABEL IN COUN-	in book M79 on page21293
TO KLAMATH FIRST FEDERAL SAVINGS	TIES WHERE USED.)	Record of Mortgages of said County.
AND LOAN ASSOCIATION		Witness my hand and seal of County affixed.
Beneficiary After Recording Return To:		
KLAMATH FIRST FEDERAL SAVINGS		Mn. D. Milne
AND LOAN ASSOCIATION		Bud in the Vion late
		Fee \$7.00 Deputy
Oredon.		
I'OF 2 OF MY KTWY TO DE WAY	d only (when table allow)	. pee Perisi plat t hareof XVNCE X Klamath Councy,
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TO: William Steemore,, Trustee the second bolder of all The understand in the logal owner, and bolder of all the logal owner, and bolder of all the logal owner.		같은 것 같은 것은 것은 것을 것 같은 것은 것을 가지 않는다. 같은 특별 사람은 것은 것은 것은 것은 것은 것은 것은 것을 들었다.
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trust deed) and to reconvey, without warranty, to the p	cartles designated by the terms	which are dolivered to you herewith together with and of said trust deed the estate now hold by you under the
ALANDER FIRST THEFAL SAVINGS AND DE	en source course a certai	
승규는 동안을 많이		st rederal Savings & Loan Association, Beneficiary
ратерияти кека, акр сувог. Бурууна кека, акр сувог.	MMM KENT by	
	지수는 것이 가 없는 그는 동안 없다.	이는 것은 사람들을 빼내었는 것을 가지 않는다. 그렇게 다른 것은 것을 하는 것을 수 있다. 것은 것은 것은 것을 하는 것을 수 있는 것을 하는 것을 수 있다. 것은 것은 것은 것을 수 있는 것을 수 있다. 것은 것은 것을 수 있는 것을 수 있다. 것은 것은 것은 것을 수 있는 것을 수 있다. 것은 것은 것을 수 있는 것을 것을 것을 수 있는 것을 것을 수 있는 것을 것을 것을 것 같이 않는 것을 수 있는 것을 것을 것 같이 않는 것 같이 없다. 것 같이 않는 것 같이 없는 것 같이 않는 것 않는 것 같이 않는 것 같이 않는 것 않는 것 같이 않는 것 같이 않는 것 않는 것 않는 것 같이 않는 것 않는 것 같이 않는 것 같이 않는 것 않는 것 같이 않는 것 않는 것 않는 것 같이 않는 것 않는 것 않는 것 않는 것 같이 않는 것 않는 것 않는 것 않는 것 같이 않는 것 않는
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