While the grantor is to pay any and all taxes, assessments and other charges leader or assessed against said property, or any part thereof, before the same begin to been ments are to be made through the heneficiary, as aloresaid. The granter hereby, authorizes against said property in the amounts as shown by the statements thereof (nereby, authorizes against said property in the amounts as shown by the statements thereof (nereby, authorizes against said property in the amounts as shown by the statements thereof (nereby, authorizes against said property in the amounts as shown by the statements thereof (nereby, authorizes against said property in the amounts are shown by the statements thereof (nereby, and by the in the 'amounts shown on the statements submitted by the insurance, premiums resentatives and to withdraw the sums which may be required from the refere account responsible for failure to have any insurance written or for any less of damage results rendered out of a defect in any to have any insurance withen or for any less of damage results in the aneant of a defect in any to have any insurance written or for any less of damage results, in the aneant of the indeptedness for payment and satisfaction in full or upon sale or other

That for the purpose of providing regularly for the prompt payment of all taxes, assessments, and governmental charges level or assessed against the above described property and insurance prenulum while the indebtedness secured hereby is in excess to 80 % of the lesser, of the original purchase price paid by the grantor at the time the load was made or the beneficity's original appraisal value of the property at the time the load was made or the beneficity in addition to the monthly payments of on the date installments on principal and interest paymhe under the terms of the note or obligation secured hereby its in excess the secure of the date installments on principal and interest are payable with respect to said property within each succeeding the end date of a secure and any principal as add amounts, and other charges due and payable with respect to said property within each succeeding the beneficity. Beneficity while the taxe is the first taxe and and there the secure and any principal and and the secure are payable with respect to said property within each succeeding the terms of the taxes while the tax best due to be reliad by the start rate authorized to be reliad by the security within each succeeding three yeas while the tax succeeding the security in the beneficity. Beneficity shall ray to the granter by banks on their years hashow account and us 174 of 10%. The rate of here is than the highest rate authorized to be reliad by during the said and the aster as the said and the count and any 3/4 of 10%. The rate of here is than the highest taxe and the is than amount of the interest due.

executors and administrators shall warrant and defend his said tills theredo against the claims of all persons whomsoever. (1991) thereof and, when due, all taxes, assessment and other charges levied against said property, ito keep said property free from all encumbrances having pre-or hereafter constructed on said premises within six months from the date promptly and in good workmanlike manner commenced; to repair and restore and property which may be damaged or destroyed and pay, when due, all taxes locations of all premises within six months from the date promptly and in good workmanlike manner commenced; to repair and restore and property which may be damaged or destroyed and pay, when due, all times during construction; to replace any building or improvements on the or destroyed therefor; to allow beneficany to inspect said property all beneficiary within fifteen days after miniten notice from beneficiary of such constructed on said premises; to keep and buildings, and improvements new or neverate rected upon fail premises; to keep all buildings, and improvements new or no waste of said premises; to keep and buildings, property all be of the reatter creted on and primele and improvements new or be and property which the tax and and premises and improvements and or no waste of said premises; to keep all buildings, property and improvements by fire or such other hazards as the beneficiary may from time to time require, secured by this trust deed, in a company or companies acceptable to the benefi-approved loss payable; clause in javor of insurance in correct form and with fifteen days prior to the effective date of any such policy of insurance. If discry and to deliver the original policy of insurance in correct form and with fifteen days prior to the effective date of any such policy of insurance approved loss payable; clause in javor of the beneficiary may in ants own and policy of insurance is not densered, the beneficiary may insue of shall be not-cancellable by ithe grantor during the full term of the

The grantor hereby covenants to and with the trustee and the beneficiary herein that the said promises and property conveyed by this trust deed are tree and clear of all encumbrances and that the grantor will and his heirs, against the claims of all persons whomsoever.

This trust deed shall further secure the payment of such additional money, if any, as may be loaned bareafter by the beneficiary to the grantor or others note or notes. If the indebtedness secured by this trust deed is evidenced by a more than one note, the beneficiary may credit payments received by it upon any of said notes or part of any payment on one note and part on another, as the beneficiary may cleat.

shall be \$3.00. The transferred for any of the services in this paragraph 3. As additional security, grantor hereby assigns to beneficiary during the continuance of these trusts all rents, issues, royalites and profits of the pro-grantor shall default in the payment of any indebtedness oracted thereon. Until the performance of any, agreement hereunder, grantor shall have the right to col-lect all such rents, issues, royalites and profits earned prior to default as they become due and payable. Upon any default by the grantor hereunder, the bene-celver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take privates collect the rents, issues and profits, the une manne sue for or otherwise collect the rents, issues and profits, the une manne sue for or otherwise collect the rents, issues and profits, the luding those para due and uponted, and apply able attorney's fees, upon any indebtedness ascured hereby, and in such order as the beneficiary may determine.

23.33

request. 2. At any time and from time to time upon written request of the bene-ficiary, payment of its fees and presentation of this deed and the note for ra-durament (in case of full reconveyance, for cancellation), without affecting the vonsent to the making of any may or plat of said property; (b) join in any mainting or other agreement affecting the striction thereon, (c) join in any maintener (d) reconvey, and may be described as the "person or persons legally entitled thereoners, the reconstruction the rest of the property. The grantee in any reconvey, ance may be described as the "person or persons legally entitled thereof" and truthfulness thereof. Trustee's reca for any of the services in this parsgraph shall be \$3.00.

It is mutually agreed that: I. 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 eminent domain or condemnation, the beneficiary shall have the right to commence, prosecute in its own mame, appear in or defend any ac-tion or proceedings, or to make any comprise or settlement in connection with payable as compensation for such taking which are in excess of the money's guired to pay all reasonable costs, expenses and attorney's fees necessarily paid and applied by it first upon any reasonable costs and expenses and attorney's befance septied by the grantor in such proceedings, shall be paid to the beneficiary fees necessarily paid or incured by the beneficiary in such proceedings, and the at its own expense, to take such actions and execute such instruments as shall request.

It is mutually agreed that:

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.

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 pay all costs, fees and expenses of this trustice incurred in concern as well as in enforcing this obligation, and trustee's and attorney's fees actually incurred; its appear in and defined any action or proceeding purporting a actually incurred; its present in and defined any action or proceeding purporting from the security costs and expenses. Including the court, in any such action or proceeding in freators to be fixed by the court, in any such action or proceeding in ficiary to forcelose this deed, and all said sums shall be secured by this trust deed.

boligation secure aeropy. Should the grantor fail to keep any of the foregoing covenants, then the heneficiary may at its option carry out the same, and all its expenditures there-for shall draw interest at the rait specified in the note, shall be repayable by this connection, the beneficiary shall have the right in its discretion the deal in the source 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.

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 inter for taxes, assessments, insurance premiums and other charges is not sufficient at any item for the payment of such charges as they become due, the grantor shall pay the the beneficiary may at its option add the amount of such deficit to the principal of the ability of such energy.

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Fogether-with-all-and singular-the-appurtenances, tonoments; hereditaments, rents, issues, profits, water rights, easements or privilages now or

which said described real property is not currently used for agricultural, timber or grazing purposes,

This document is being rerecorded into put forsect recording time

RAND ACAN PISCH AND A Nicksoniane Vatad IV A PRIMALLY AND LOAN PSECENTION

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Lot 11, Block 304-DARROW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon

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

TRUSTDEED DYLE: THIS TRUST DEED, made this .27th day of September Vol. 79

ROBERT L. KRIEGER and CAMILLE E. KRIEGER, husband and wife.

KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the

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Sendi Warten, Arabia Shi ja supramo na wa 20 ana ana ana ana ana ana ana ana ana an	structure struct	Terris 211930 serve i Construction de la Construction de la construction Construction de la construction Construction de la construction Construction de la construction de la construction Construction de la construction de la construction Construction de la construction de la construction de la construction Construction de la construction de la construction de la construction de la construction Construction de la construction de la construction de la construction d	Andreas Antrea	2 2978
4. The entering upon and taking possession of said propert of such rents, issues and profits or the proceeds of fire and othe icies or compensation or awards for any taking or damage of it the application or release thereof, as aforesaid, shall not cure o fault or notice of default hereunder or invalidate any act do such notice.	ty, the collection ar insurance pol- be property, and ar waive any de- bas pursuant to	truthfulness there	te time fixed by the precedi rechaser his deed in form as it without any covenant or ced of any matters or fact sof. Any person, excluding th ry, may purchase at the as	ng posiponement. The trustes shall required by law, covering the pro- warranty, express or implied. The s shall be conclusive proof of the to trustee but including the grantor
 The grantor shall notify beneficiary in writing of an tract for sale of the above described property and furnish b form supplied it with such personal information concerning the would ordinarily be required of a new loan applicant and shall a service charge. Time is of the essence of this instrument and upon 	hay nenerically	9. When the trustee shall app the expenses of reasonable charge trust deed. (3) interests of the order of the large	ne Trustee sells pursuant to ply the proceeds of the to the sale including the cor- e by the attorney. (2) T To all persons having r trustee in the trust deed	b) the powers provided herein, the uster's sale as follows: (1) To openasion of the truster, and a o the obligations cubecured by the coorded liens subscaupear in the as their interest appear in the any, to the granter of the trust d to such surplus.
6. Time is of the essence of this instrument and upon grantor in payment of any indebtedness secured hereby or in performed hereby, the beneficiary may declare all sums secured hereby due and the trust property, which notice of written a decision to see the trust property, which notice of the trust declare all depositions and the beneficiary shall deposit with the truste of his trust declare in the secure hereby, trustees shall fix the time and place of sale and place of be also allowed.	notice of default	10. For any time appoint a si successor trustee veyance to the su and duties conferr	renson permitted by law, uccessor or successors to an appointed herounder. Upon ccessor trustee, the latter s	the beneficiary may from time to y trustee named herein, or to any such appointment and without con- nall be vested with all title, powers
required has in the time and pince of sale and give notice required by law. . After default and any time prior to five days befor by the Trustee for the Trustee's sale. The grantor or of privileged may pay the entire amount: then due under this 1 the obligations secured thereby (including costs and expenses a in enforcing the terms of the obligation and trustee's and not exceeding \$50.00 each) other thus som and trustee's and not exceeding \$50.00 each) other thus som and thereby cure the protection be due had, no default occurred, and thereby cure the	e the date set	by the beneficiar record, which, wh county or counties proper appointme	and substitution shall be m y, containing reference to en recorded in the office of s in which the property is si nt of the successor trusted	ade by written instrument executed this trust deed and its place of the county clerk or recorder of the tweted shall be considered.
8. After the lapse of such time as may then be required b the recordation of said notice of default and giving of said not	by law following lice of sale, the	any action or pro party unless such	ceeding in which the granto a action or proceeding is b	r, beneficiary or trustee shall be a rought by the trustee.
termine, at public anction to the parate parties, and in sufficient order United States, payable at the time of sale. Trustee may postpon any portion of sale property by public announcement at such the sale and from time to time thereafter may postpone the sale	It as he may de- ul money of the la sale of all or me and place of by public an-	cludes the plural.		benefit oi, and binds all parties strators, executors, successors and the holder and owner, including r or not named as a beneficiary the context so requires, the una- suter, and the singular number in-
IN WITNESS WHEREOF, said grantor has	s hereunto s	et his hand ai Robe	nd seal the day and	in a substantia de la construir de la construi 1989 — Anna Anna Anna Anna Anna Anna Anna An
TATE OF OREGON		ROBERT	KRIEGER U.E. Krieger	(SEAL)
County of Klamath }ss THIS IS TO CERTIFY that on this 274 day of Notary Public in and for said county and slate, person ROBERT L. KRIEGER and		mber	19 <u>79</u> , 19	befere me, the undersigned, a
to me personally known to be the identical individual S.	<u>CAMILLE E</u>	. KRIEGER,	husband and wif	e
they executed the same freely and voluntarily for the same freely	he uses and p hand and affir	urposes therein ex	pressed.	
		Notary Public for My commission ex	Un K. Ko Oregon spires: 12-6-8	arch
tate of Oregon,			<u>er (er (er (er (er (er (er (er (er (er (</u>	<u>a haran kata sa ka</u>
ounty of Klamath] ss, 1 hereby certify that the within instrument was	i di Ciliana Antonio (13		STATE OF OREGON	} ss.
ceived and filed for record on the <u>8th</u>		n an a' stàirtean a' stàirtean a' stàirtean an a	County of Klamat	!!)
ay of <u>October</u> , <u>19</u> , <u>79</u> , at <u>3:45</u> clock <u>P</u> . M. and recorded on Page <u>23790</u>	ANNI CONMI	SIDNER	I certify that was received fo	the within instrument r record on the 27th
Book <u>M79</u> Records of <u>Mortgages</u>		USE THIS	day ofSept	ember
f said County.	A LABEL		in book M79	nges of said County.
WM. D. MILNE, County Clerk By Desmather Apeloth Deputy	SING CONTRACTOR	WHERE	그는 물을 가지 않는 것이 같다.	nd and seal of County
ee <u>\$None</u> KLAMATH FIRST FEDERAL SAVINGS		DEXEL	Wn.D.Mi	Ine
AND LOAN ASSOCIATION	D_	سے ا	- By Simetha Fee \$7.00	Afets ch Deputy
UF DE TOMEN OF MEQUEST	FOR FULL	RECONVEY	and the second	

DATED:

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4-32INB

TO: William Sisemore, _____, Trustee _____, The undersigned is the local owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed or have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the torms 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.

KIVWVDETBER ALDERY SYDDER VED TOVE VEDERVIN Klamath First Federal Savings & Loan Association, Beneficiary

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