

Beneficiary

82918

MTC - 8794

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TRUST DEED TO CONSUMER FINANCE LICENSEE

No.

2963351

Due

7th

Total of Payments 54600.00
 FINANCE CHARGE 30646.61
 Amount Financed 23953.39
 ANNUAL PERCENTAGE RATE 19.50 %

Grantor(s)

AMOUNT OF PAYMENTS			
PAYABLE IN: Consecutive Monthly Installments	First Payment Amount	Other Monthly Payment	FINAL PAYMENT SHALL BE EQUAL TO UNPAID PRINCIPAL AND INTEREST
120	455.00	455.00	

DUE DATE OF PAYMENTS			
First Payment Due Date	Others Same Day of Each Month	Final Payment Due Date	Date FINANCE CHARGE begins to accrue if different from date of loan above.
5-7-80	7th	4-7-90	4-7-80

THIS TRUST DEED, made this 1st day of April, 1980, between
Donald E Skillingstad and Linda J. Skillingstad, as Grantor,
Mountain Title Company, as Trustee,
 and United Finance Co Medford, Or, as Beneficiary.

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee, with power of sale, the property in Klamath
 County, Oregon, described as: Lot 18, Block 3, TRACT 1065, IRISH BEND, according to the official
 plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The property is not currently used for agricultural, timber or grazing purposes.

This Trust Deed is given by Grantor to secure the performance of each agreement contained herein and to secure payment of loan in the amount of the Amount
 Financed shown above plus accrued but unpaid Finance Charges plus any other amounts lawfully added to the indebtedness. Said loan is evidenced by a
 promissory note of even date herewith and which is further described above.

To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain said property in good condition and repair; not to commit or permit any
 waste of said property.

2. To complete or restore promptly and in good and workmanlike manner any building or
 improvement which may be constructed, damaged or destroyed thereon, and pay when
 due all costs incurred therefor.

3. To comply with all laws, ordinances, regulations, covenants, conditions and
 restrictions affecting said property; if the beneficiary so requests, to join in executing such
 financing statements pursuant to the Uniform Commercial Code as the beneficiary may
 require and to pay for filing same in the proper public office or offices.

4. To provide and continuously maintain insurance on the buildings now or hereafter
 erected on the said premises against loss or damage by fire with extended coverage in
 amounts as beneficiary may from time to time require, written in companies acceptable to
 the beneficiary, with loss payable to the latter and to grantor as their interests may appear;
 all policies of insurance shall be delivered to the beneficiary as soon as insured; if the
 grantor shall fail for any reason to procure any such insurance and to deliver said policies
 to the beneficiary at least fifteen days prior to the expiration of any policy of insurance now
 or hereafter placed on said buildings, the beneficiary may procure the same at grantor's
 expense.

5. To keep said premises free from mechanics' liens and to pay all taxes, assessments and
 other charges that may be levied or assessed upon or against said property before any part
 of such taxes, assessments, and other charges become past due or delinquent and promptly
 deliver receipts therefor to beneficiary. If borrowers fail to pay property taxes on any
 security when due, or default on any other obligations prior to this agreement and secured
 by the real property subject to this agreement, lender may, at its option, bring such taxes or
 obligation current and add any such payment or payments to borrowers' obligation
 secured hereby to bear interest at the contract rate from date of payment. Such default or
 nonpayment by borrowers constitutes a default of this agreement and the exercise of
 lender's option to pay shall not constitute a waiver of said default.

6. To appear in and defend any action or proceeding purporting to affect the security
 rights or powers of beneficiary or trustee.

It is mutually agreed that:

7. In the event that any portion or all of said property shall be taken under the right of
 eminent domain or condemnation, beneficiary shall have the right, if it so elects, to require
 that all or any portion of the monies payable as compensation for such taking, which are in
 excess of the amount required to pay all reasonable costs, expenses and attorney's fees
 necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary
 and applied by it upon the indebtedness secured hereby; and grantor agrees, at its own
 expense, to take such actions and execute such instruments as shall be necessary in
 obtaining such compensation, promptly upon beneficiary's request.

8. Upon any default by grantor hereunder, beneficiary may at any time without notice,
 either in person, 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 said property or any part thereof, in its own name sue for or otherwise collect
 the rents, issues and profits, including those past due and unpaid, and apply the same,
 upon any indebtedness secured hereby, and in such order as beneficiary may determine.

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property
 and has a valid, unencumbered title thereto except the following encumbrances to wit:

and that he will warrant and forever defend the same against all persons whomsoever.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term
 beneficiary shall mean the holder and owner, including pledgee of the note secured hereby, whether or not named as a beneficiary therein. In construing this deed
 and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

STATE OF OREGON.

County of JACKSON

Personally appeared the above named

DONALD E SKILLINGSTAD and LINDA J SKILLINGSTAD

and acknowledged the foregoing instrument to be their voluntary act and deed

(OFFICIAL
SEAL)Notary Public for Oregon
My commission expires: 10/10/80

STATE OF OREGON, County of

Personally appeared _____, who, being duly sworn,

do hereby certify that the foregoing instrument is the true and correct copy of the original as the same appears from the records of the County Clerk of said County.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:(OFFICIAL
SEAL)

TRUST DEED

TO

CONSUMER FINANCE LICENSEE

Donald E. Skillingstad
Linda J. Skillingstad

Grantor

United Finance Co
P.O. BOX 4627
Medford, Or 97501

Beneficiary

STATE OF OREGON

ss.

County of Klamath
I certify that the within instrument was
received for the record on the 8th day
of April, 19 80, at
of 11:55 AM., and recorded in
book M80 on page 6558
or as file / reel number 82918
Record of Mortgages of said County.
Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernetha H. Hester Deputy
Recording Officer

Fee \$7.00

MTC

6559

REQUEST FOR FULL RECONVEYANCE
To be used only when obligations have been paid

TO: _____, Trustee

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 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. Mail reconveyance and documents to

DATED: _____, 19 _____

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.