

IN-1

All-Inclusive

TRUST DEED

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Page

14324

THIS TRUST DEED, made this 30th day of July, 1981, between Jerry R. Jenkins and Mary E. Jenkins, husband and wife,

as Grantor, Klamath County Title Company, as Trustee, and

Ricky D. Van Meter and Carol Lee Drorbaugh, as Beneficiary,

## WITNESSETH:

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

Lot 10, LANDIS PARK, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.

3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

4. Restrictions, but omitting restrictions, if any, based on race, (for continuation of this document see attached Exhibit "A" and by this reference incorporated herein)

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of Twenty-Eight Thousand Nine Hundred and No/100ths

Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable as per terms of note held herewith.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or herein, shall become immediately due and payable.

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

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 remove or demolish any building or improvement thereon; 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 local public office or offices, as well as the cost of all lien searches made by lien officers or searching agencies as may be deemed desirable by the beneficiary.

4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the said premises against loss or damage by fire and such other hazards as the beneficiary may from time to time require, in an amount not less than \$1,000,000, with loss payable to the latter; all policies of insurance shall be delivered to the beneficiary as soon as insured; if the grantor fails 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. The amount collected under any fire or other insurance policy may be applied by beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary the entire amount so collected, or any part thereof, may be released to grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

5. To keep said premises free from construction 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 and to promptly deliver receipts therefor to beneficiary; should the grantor fail to make payment of any taxes, assessments, insurance premiums, liens or other charges payable by grantor, either by direct payment or by providing beneficiary with funds with which to make such payment, beneficiary may, at its option, make payment thereon and the amount so paid, with interest at the rate set forth in the note secured hereby, together with the obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become a part of the debt secured by this trust deed, without waiver of any rights arising from breach of any of the covenants hereunder described, as well as the grantor, shall be bound to the same extent that they are bound for the payment of the obligation hereunder described, and all such payments shall be immediately due and payable with notice, and the nonpayment thereof shall be immediately due and payable and render all sums secured by this trust deed immediately due and payable and constitute a breach of this trust deed.

6. To pay all costs, fees and expenses of this trust including the cost of title search as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation and trustee's and attorney's fees actually incurred.

7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee; and in any suit, action or proceeding in which the beneficiary or trustee may appear, including any suit for the foreclosure of this deed, to pay all costs and expenses, including evidence of title and the beneficiary's or trustee's attorney's fees, the amount of attorney's fees mentioned in this paragraph 7 in all cases shall be fixed by the trial court and in the event of an appeal from any judgment or decree of the trial court, grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney's fees on such appeal.

It is mutually agreed that:

8. 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 amount required 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 first upon any reasonable costs and expenses and attorney's fees, both in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied 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.

9. At any time and from time to time upon written request of beneficiary, payment of its fees and presentation of this deed and the note for endorsement in case of full reconveyances, for cancellation, without affecting the liability of any person for the payment of the indebtedness, trustee may

(a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereon; (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or persons legally entitled thereto," 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 mentioned in this paragraph shall be not less than \$5.

10. 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 or otherwise collect the 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 beneficiary may determine.

11. 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 waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, the beneficiary may declare all sums secured hereby immediately due and payable. In such an event the beneficiary at his election may proceed to foreclose this trust deed by equity as a mortgage or direct the trustee to foreclose this trust deed by advertisement and sale. In the latter event the beneficiary or the trustee shall execute and cause to be recorded his written notice of default and his election to sell the said described real property to satisfy the obligations secured hereby, whereupon the trustee shall fix the time and place of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.740 to 86.795.

13. Should the beneficiary elect to foreclose by advertisement and sale then after default at 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 by ORS 86.760, may pay to the beneficiary or his successors in interest, respectively, the entire amount then due under the terms of the trust deed and the obligation secured thereby (including costs and expenses actually incurred in enforcing the terms of the obligation and trustee's and attorney's fees not exceeding the amounts provided by law) other than such portion of the principal as would not then be due had no default occurred, and thereby cure the default, in which event all foreclosure proceedings shall be dismissed by the trustee.

14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which said sale may be postponed as provided by law. The trustee may sell said property either in one parcel or in separate parcels and shall sell the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its 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 of fact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including the compensation of the trustee and a reasonable charge by trustee's attorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust having recorded liens subsequent to the interest of the trustee in the trust as their interests may appear in the order of their priority and (4) the deed as their interests may appear in the order of their priority and (4) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

16. For any reason permitted by law 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 conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, containing reference to this trust deed and its place of record, which, when recorded in the office of the County Clerk or Recorder of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

17. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. 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 grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

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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 a prior mortgage dated June 30, 1961 to which this Trust Deed is second and junior,

and that he will warrant and forever defend the same against all persons whomsoever.  
For SPECIAL PROVISIONS OF THIS TRUST DEED SEE ATTACHED EXHIBIT "B".

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:

(a) primarily for grantor's personal, family, household or agricultural purposes (see Important Notice below),  
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes other than agricultural purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. 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.

\* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, or is not to finance the purchase of a dwelling use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act is not required, disregard this notice.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 93.490)

STATE OF OREGON,

County of Klamath } ss.

July 31, 1981

Personally appeared the above named

Jerry R. Jenkins and  
Mary E. Jenkins, husband and  
wife,

STATE OF OREGON, County of } ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_ and

\_\_\_\_\_, who, each being first  
duly sworn, did say that the former is the  
president and that the latter is the  
secretary of \_\_\_\_\_

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that the 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:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 2/14/85

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

#### 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, on payment to you of any sums owing to you under the terms 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. 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.

### TRUST DEED

(FORM No. 081)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Grantor

Beneficiary

AFTER RECORDING RETURN TO

THA - Mary Lou

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_ Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy



color, religion or national origin, as shown on the recorded plat Landis Park.

5. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$13,000.00

Dated: June 30, 1961 Book: 203 Page: 102  
 Recorded: June 30, 1961  
 Mortgagor: Ivan A. Larson and Eleanor Larson, husband and wife  
 Mortgagee: J. S. Gleason, Jr., as Administrator of Veterans' Affairs, an Officer of the United States of America, and his successors in such office

The above mortgage was assigned by instrument

Dated: April 13, 1962 Book: 210 Page: 52  
 Recorded: April 24, 1962  
 To: The First National Bank of Oregon, Portland, which mortgage grantors herein agree to assume and agree to pay according to its terms and also hereby assume the obligation of Beneficiaries herein and agree to hold them harmless therefrom, the present unpaid principal balance of which is \$6,614.45 with interest paid to 8-1-81.

This Trust Deed is an "All Inclusive Trust Deed" and is Second and subordinate to the Mortgage now of record dated June 30, 1961, and recorded June 30, 1961, in Book 203, page 102, in official records of Klamath County, in favor of Veterans' Affairs, an Officer of the United States of America, and his successors in such officer, which was assigned to The First National Bank of Oregon on April 13, 1962 and recorded April 24, 1962 in Book 210, page 52, which secures the payment of a Note therein. Grantors herein agree to pay, when due, all payments due upon the said promissory note in favor of Veterans' Affairs and assigned to The First National Bank of Oregon, and will save Beneficiaries herein, Clarence Lee Van Meter, Ricky D. Van Meter and Carol Lee Drorbaugh harmless therefrom. Should the said Grantors herein default in making any payments due upon said prior Note and Mortgage,\* Beneficiaries herein may make said delinquent payments and any sums so paid by Beneficiaries herein shall be added to the sums next to become due upon the Note secured by this Trust Deed.

Beneficiaries will pay by November 30th of each year all real property tax levied and assessed against the real property. The amount of such payment shall be added to and become a part of the principal balance of the purchase price to be paid by Grantors and shall draw interest at the trust deed rate from the date of payment. A receipt issued by the taxing body showing payment, when produced by the Beneficiaries shall constitute satisfactory proof of payment to the extent of the sums receipted for and shall further constitute sufficient authority to add the sums receipted for to the balance of the purchase price of this trust deed.

Beneficiaries shall pay the insurance when due on the real property. The amount of such payment shall be added to the balance hereof and shall become a part of the balance due to be paid by Grantors and shall draw interest at the trust deed rate from the date of payment. A receipt issued by the insurance company showing payment, when produced by the Beneficiaries shall constitute satisfactory proof of payment to the extent of the sums receipted for and shall further constitute sufficient authority to add the sums receipted for to the balance of the purchase price of this trust deed.

\* which said payment is included in the monthly installment to beneficiaries herein under this All Inclusive Trust Deed and Note ,

EXHIBIT "A"



(a) There exists no default or any event that would constitute a default under the first trust deed.

(b) Grantor will pay directly to Beneficiary, its successors and assigns, the installments of principal and interest required by the first trust deed together with tax assessment and insurance im-pounds required, and all late charges which might result in accordance with the terms of the note hereby secured, and will not make any pay-ment directly to first beneficiary or request any release, partial release, amendment or other modification of the first trust deed without the prior written consent of the beneficiary, its successors and assigns.

(c) Grantor will do all things necessary and proper to advise first beneficiary that payments of principal and interest and other items required by the first trust deed will be furnished by beneficiary, its successors and assigns, and copies of all notices and correspondence concerning the first trust deed be directed to beneficiary.

(d) Grantor will render such performance to beneficiary as may be required of Grantor by the terms of the first trust deed.

(e) Grantor will not exercise any right or privilege of pre-payment of principal or interest under the first trust deed, and will not enter into any agreement with first beneficiary modifying or amending any provisions of the first trust deed without the prior written consent of Beneficiary.

(f) If an event of default occurs hereunder or under the first trust deed, Beneficiary may make any payment or perform any act required under the first trust deed, in any form and manner deemed expedient by Beneficiary, and may make full or partial pay-ments of principal or interest on the first trust deed, and purchase, discharge, compromise or settle the first trust deed. In the event Beneficiary makes any such payments to first beneficiary, Bene-ficiary shall be subrogated to the rights of first beneficiary against Grantor and the property that is subject to the first trust deed.

(g) If for any reason other than Beneficiary's failure to make payments of installments of principal or interest on the first trust deed, the indebtedness secured by the first trust deed is accelerated or the subject property or any part thereof is sold, or attempted to be sold, pursuant to such first trust deed, or any remedial action or proceeding is taken or instituted in respect of the property or any part thereof under the first trust deed, Grantor will indemnify Beneficiary against any loss, cost or expense incurred by Beneficiary, including reasonable attorneys' fees, (1) in contesting any such action taken or instituted or in attempting to reinstate such first trust deed, or (2) incurred by Beneficiary on account of the acceleration of the first trust deed, the sale of the property pursuant thereto, or Beneficiary's purchase or payment of the first trust deed.

(h) In consideration of the execution and delivery of the note secured by this trust deed, Beneficiary agrees to pay the installments of principal and interest as the same become due under the first trust deed, but only from and to the extent of, the payments of principal and interest received by Beneficiary on the note hereby secured. The foregoing obligation shall in no event include in respect to the first trust deed any penalty or premium, or any amounts required to be paid in addition to principal or interest which become due by acceleration, except any such penalty, premium or amounts required to be paid as a direct result of Beneficiary's failure to perform its obligations hereunder.

(i) Beneficiary will, at the time it makes each payment to first beneficiary, send to Grantor an advice that each such payment has been made.

(j) Notwithstanding any other provisions in this trust deed, if, pursuant to the first trust deed, insurance proceeds in respect of any damage or destruction or any award or payment applicable to a taking by eminent domain are applied against the note secured by the first trust deed, Beneficiary may declare the note hereby secured due and payable at any thereafter unless the property remaining after any such taking or damage or destruction is sufficient in Beneficiary's sole judgment to adequately secure the payment of the note hereby secured.

(k) The references contained in this trust deed to the obligations of Grantor or Beneficiary to pay any sum owing on the first trust deed shall not constitute an assumption of personal liability for any such payment and shall not in any way modify the obligations of Grantor to first beneficiary beyond the obligations of Grantor under any existing agreement with first beneficiary.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on the 12th day of August A.D. 19 81 at 4:00 o'clock P.M., and duly recorded in Vol. M81, of Mortgages on Page 14324

EV. LYN BIEHN, County Clerk  
By Bernetha A. Hetch

Fee \$17.50

EXHIBIT "B"