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be necessary in obtaining such compensation, promptly upon the beneficiary's request. At any time and from time to time upon written request of the bene doraement (in case if a first and presentation of on-bill deed and the noise for an isoment (in case if a first and presentation of on-bill deed and the noise for isoment (in case if a first and presentation of on-bill deed and the noise for isoment (in case if a first and presentation of on-bill deed and the noise for isoment (in case if a first and presentation of on-bill deed and the noise for any teasement or creating and map or plat of said property. (b) join in praviting any teasement or creating with the order of the indeviced in any subofination any teasement or creating with the order of the granice in any reconvery. in a strement affecting this deed or the lien or chaols have reconvery. in a strement affecting this deed or property. The granice in any reconvery, in a strement of any matters or facts shall be concluded theretor and without warranty, all or any first for on persons legally under the baretice at the structure of these trutty, grantor hereby asigns to beneficiary during the perty affected by this deet and if retu, issues, nyratiles and profits of the pro-tructure and pay are coment hereunder, grantor and profits of the pro-tructure and pay are coment hereunder, grantor and profits of the pro-tructure of these trutter and only indeviative location work the performance of any agreement hereunder, grantor and profits of the pro-tructure and pay able. Don't molta any indeviative the right to on-the performance of any agreement hereunder, there have, be appoint to default as they receively to a suppoint by a streament hereo, here under and the posteriates, the base security for the indebtedness hereby, and without are and take posteriation of the same, issues and profits, including ender and take posteriation of the same, issues and profits, including ender and take posteriation and the same, issues and profits,

obtained That for the purpose of providing regularly for the promot payment of all targe, perty smarts, and governmental charges hered or assessed against the save described pro-berty and insurance premium while the indebtedness secured hereby is a treess of 80 % made exter of the original purchase brief paid by the grantor at the time the loan was made made grantor will pay to the beneficiary in addition to the most the time the loan was principal and interest parable under the interest of a source of the data interest parable where the state interest of the original purchase of the state of the property at the time the loan was principal and interest parable under the state and payable with mean terms to 1/12 of the data installments on principal and interest are payable with amount equal to 1/12 respect and property within each also 1/36 of the insure reperty shall Tarts Deed is in interest and and directed by the beneficiary shall pay to the grantor they be and an add are tart by the beneficiary from the state and payable with interest and and directed by the beneficiary frame while and rate to side property at a state of interest paids and directed by the beneficiary shall Tarts Deed is in the to the of the open passbook account is than the highest rate and maked to be paid 4%. Interest of interest paid shall be 4%. Interest shall be computed to be paid at the of the of interest paid and the late the difference to the state of the state to the escow account the amount of the interest due.

against the claims of all persons whomsoever. The granter other overants and agrees to pay said note according to the terms astronaution of the property free hours and other charges levid against thereof and, where overants and agrees to pay said note according to the terms and property; to keep and property free hours and other charges levid against or decreased and and agrees and agrees to many said note according to the terms and property; to keep and property free hours and other charges levid against or decrease over this way to complete within as a normal or construction hereof or the data rule ded; to complete within as in course of having promptiy and in good workmanike- manner commenced; to repair and restore and property while construction is hereafter any building or import, and restore and property within the data anaged or any building or import, and restore and property within the data anaged or any building or import, and a sub times during construction; to repair and the property at all beneficiary within the data agree of a start and the comments now or hereafter now as to to remove data start written hold restored and improvements now or beneat now or hereafter erected upon said property in good regain and improvements now or aution and a sum not leas than the as the beneficiary and the commit or aution that any not leas than the as the beneficiary and the context or oblightion approved loss parable classifies in favor of the beneficiary at the beat fieldary, and to deliver the digital principal sum or the to the beat approved loss parable classifies in favor of the beneficiary may be like the during approved in the start and the policy of insurance. In the other insurance is not wate of the principal principal sum of the note or oblighting that any approved loss parable classifies in a sourd of the beneficiary at leas the during policy of insurance is not way be during the there there are a source of the policy of insurance. In favor of the beneficiary may in its orm abuilties obtain insuranc 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, prosecule in a componise or settlement in connection with the right to commence, prosecule its own name, appear in or dered any ac-such taking and, if its o elects to require that all or any portion of the moore under the as compensation for such taking, which are in arcsion of the moore re-quired by the grant of a such proceedings, shall be receasarily paid the applied by it first upon any proceedings, shall be proceedings, and storneys because the intervent of the beneficiary in such as a shall be necessarily paid or incurred by the beneficiary in such the grantor agrees to and explicit on the indebnders secured hereby: and the grantor agrees to any explicit upon any calculation, promptly upon the beneficiary to any the secure of the secure of the such instruments as shall be necessary in obtaining such compensation, promptly upon the beneficiary request.

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, fees and expenses of this trust including the cost of title scatch, as well as in enforcing this obligation, and trustee's and attorney's in connection with or its preserve and defend any action or proceeding purporting to alfect the scatu-ty including this obligation, and trustee's and attorney's inconnection with or ity here on the rights or powers of the beneficiary or trustee; and to pay all reasons and expenses, including yets of evidence of title and attorney's fees in a well as and expenses, including yets of evidence of the and attorney's fees in a which the beneficiary or trustee may appear and in any suit brought by bene-deed.

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 there-for aball draw interest at the rappedided in the note, shall be repayable by the grantor on demand and shall be secured by the line of this trust deed. Its 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 resorms account shall be credited to the indebiedness. If any authorized reserve account if any authorized reserve account time to ayament of such characters as they become due, the granding shall pay the deficit to the beneficiary upon demarks as they become due, the grand shall pay the be beneficiary may at its option add the amount of such deficit to the principal of the obligation secured hereby.

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

pereatter belonging to, derived from or in anywise appertaining to the above described premises, and all plumbing, lighting, heating, venti-lating, air-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor movement in place such as wall-towall carneting and lipplaym shades and built-in appliances now or bereafter installed in or used in connection lating, air-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor crovering in place such as wall-to-wall carpeting and lineleum, 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 securing performance of each agreement of the grantor herein contained and the payment of the sum of ST THOUSOND SEVEN HUNDRED beneficiary or of each agreement by the grantor, principal and interest being payable in monthly installments of s. ______ to the commencing August The grant of the grantor, principal and interest being payable in monthly installments of s. _______ commencing

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 privilages now or bereafter belonging to, derived from or in anywise appertaining to the above described premises, and all plumbing, lighting, heating, venti-

or assumption, the entire unpaid balance shall become immediately due and payable.

MATAR BITTE KTYPYYIH EISEL EEJEL HT EVALUEZ Grantor's performance under this trust deed and the note it secures may not be assigned to or be assumed by another party. In the event of an attempted assignment

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Lot 6, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, County of Klamath, Oregon.

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 exceeded and administrations shall warrant and defend his said title thereto against the claims of all persons whomsoever.

While the grantor is to pay any and all taxes, assessments and other charges letied or assessed against stild property, or any part thereof, before the same begins in the interest and also to pay premiums on all insurance policies upon stile same begins to ber-ments are to be made through the beneficiary as alorestil. The grantor hereby autoburges against stild property in the amounts as assessments and other charges letied or imposed collector such taxes, assessments or other charges, and to pay the insurance preliming estimates and to withdraw the statements submitted by the statements thread letied or imposed collector such taxes, assessments submitted by the insurance preliming resentatives and to withdraw the sums which may be required from the reserve account of a defect in any insurance written or for event to bold the beneficiary and insurance receipts upon the obligations secured by this trust decd. In computing any amount of the indebtedness for payment and satisfaction in full or upon sale or other

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To be mad out when outdations have been set.

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:

TRUST DEED

Vol. 783 Page 10921

WILLIAM LEE COPELAND and ELIZABETH G. COPELAND, husband and wife.

8.00 Dec

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

WITNESSETH:

10922

4. The entering upon and taking possession of said property, the collection of asch rents, issues and profits or the proceeds of fire and other insurance pol-icies or compensation or swards for any taking or damage of the property, and the application or release thereof, as alcoreald, shall not cure or waire any fault or notice of default hereunder or hvalidate any act done pursuant to such notice.

the officers

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5. The grantor shall notify beneficiary is writing of any sale or con-tract for sale of the above described property and furnish beneficiary on a form supplied it with such personal information concerning 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 indebledness secured hereby or in performance of any mediately due and payable by delivery may declare all sums secured hereby in-and election to sell the trust property. Which notice the secured hereby due duly filed for record. Upon delivery of which notice that and election to sell the trust property when the secure shall cause to be the beneficiary shall depaid with the trustes this trust deed and all promissory notes and documents evidencing expenditures secured hereby, whereupon the required by law.

required by law. 7. After default and any time prior to five days before the date set by the Trustee for the Trustee's sait, the grantor or other periods so privileged may pay the entire amount then due under this trust deed and the obligations secured thereby (including costs and express actually incurred in enforcing the terms of the obligation and trustee's and stitumer's feed not exceeding MSCM MSCM there than such portion of the principal as would not exceeding MSCM MSCM there than such portion of estade diract the the element of the and poor of the obligation and trustee's and stitumer's feed and there be due had no default occurred and thereby tore the default the "coording the terms of such time as may then be required by Div to the be due had notice of default and giving of said poties of all of there as a whole or in separate parcels, and h such order as he may de-tartise, shall said action to the highest bidder for cash. In lawful money de tartise, and property by public announcement at such time as do all or or any portion of said property by public announcement at such time and place of any portion of said property by public announcement at such time and place of any portion of said property by public announcement at such time as do blue of any portion of said property by public announcement at such time and blue of any portion of said property by public announcement at such time and blue of any portion of said property by public announcement at such time and blue of any portion of said property by public announcement at such time and blue of any portion of said property by public announcement at such time and blue of any portion of said property by public announcement at such time and blue of any portion of said property by public announcement at such time and blue of any portion of said property by public announcement at such time and blue of any portion of and property by public announcement at such time and blue of any portion of and property by public announcement at

nonncement at the time fixed by the preceding postponement. The trustee shall deliver to the purchaser his deed in form as required by law, covering the pro-perty 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.

9. When the Trustee sells pursuant to the powers provided herein, the trustee shall apply the proceeds of the trustee's sale as follows: (1) To the expenses of the sale including the compensation of the trustee, and a reasonable charge by the attorney. (2) To the obligation secured by the interest of the trustee in the trust deed. (3) To all persons having recorded liens subsequent to the interests of the interest of the interest of the interest of the trust deed or to his successor in interest entitled 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 con-versance to the successor irustee, 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 the beneficiary, containing reference to this trust deed and its piece of the county or counties 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 acknow-ledged is made a public record, as provided by law. The trustee is not colligated to notify any party hereto of pending sale under any other deed of trust or 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 bereto, their heirs, legatest devices, administrators, executors, 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 mas-culles gender includes the feminine and/or neuter, and the singular number in-cludes the plural.

Teast

IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal the day and year first above written. 10-

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 Des 1004 The second state is a second state of a second st	William hu Copland (SEAL)
	WILLLIAM LEE COPELAND
STATE OF OREGON County of Klamath	ELIZABETH G. COPELAND (SEAL)
THIS IS TO CERTIFY that on this 5th de	y d July 10.83 Line .
Notary Public in and for said county and state	Bare in the behavior of the second states of the s
William Lee Copeland and	LIIZADELN G. COPEland
and volumently	for the uses and purposes therein expressed. my hand and affixed my notarial seal the day and year last above written. Notary Public for Oregon My commission expires: $G - 160 - 84$
0F CC.	
Loan No. 39-01077	STATE OF OREGON
TRUST DEED	County of <u>Klamath</u> Ss.
	I certify that the within instrument
	was received for record on the <u>11</u> day of <u>July</u> , 19 <u>83</u>
de susambride" (per suras instand	(DON'T USE THIS at 9:44 o'clock _AM. and recorded
Grantor	FOR RECORDING in book M 83 on page 10921
KLAMATH FIRST FEDERAL SAVINGS	Record of Mortgages of said County.
AND LOAN ASSOCIATION	Witness my hand and seal of County affixed.
After Recording Return To:	Evelyn Biehn, County Clerk
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION	County Clerk
	By Autywis
	8.00 fee
수 정말은 집중에서 한 것 같은 것을 하는 것 같은 것 같이 있는 것 같이 것 것 같아요. 나는 것 같이 것 같은 것 같은 것 같이 것 같이 것 같이 없다.	EST FOR FULL RECONVEYANCE ed only when obligations have been paid.
TO: William Sisemare,, Trustee	동안 방법 중 경제를 위해 해외에 가장하는 것이 가지 않는 것이 것이 가지 않는 것이 있는 것이 가장 한 것을 것. 같은 것은 것이 있는 것이 같이 있는 것이 같이 있는 것이 같은 것은 것은 것은 것이 없다. 것은
pursuant to sightle, to concel all evidences of indebted	all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed ected, on payment to you of any sums owing to you under the terms of said trust deed or ness secured by said trust deed (which are delivered to you herewith together with add parties designated by the terms of said trust deed the estate now held by you under the
(LAMATEI PIRST FEDERALI ILVIMIS AND LUA	Klamath First Federal Savings & Loan Association, Beneficiary
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hand the restant is a set of the second	<u>19</u>

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