While the grantor is to pay any and all taxes, assessments and other charges levied or assessed against said property, or any part thereof, before the same begin to be interest and also to pay premiums on all insurance policies upon said property, such pay-the beneficiary to pay any and all taxes, assessments and other charges levied or imposed against said property in the amounte as shown by the statements thereof tarnlahed by the or latent such property in the amounte as shown by the statements thereof tarnlahed by the in the amounts shown on the statement submitted by the insurance carriers or their rep-if any, established for that purper. The grantor acress in to hold the beneficiary out of a defect in any insurance written or for any loss of damage grown such insurance receipts and to any loss, to compone and settle with any insurance company los and to apply any amount of, the indebtedness for payment and satisfaction in full or upon sale or other amount of, the indebtedness for payment and satisfaction in full or upon sale or other

obtained. That for the purpose of providing regularly for the prompt payment of all taxes, assessments, and governmental charges levied or assessed against the above described pro-for the lesser of the original purchase principald by the grantor at the time the loan was was made, grantor will pay to the beneficiary in addition to the the time the han was was made, grantor will pay to the beneficiary in addition to the the time the han was principal and interest payable under the terms of the note or obligation secured hereing of the taxes, assessments, and other charges due and payable with remount equal to 1/12 within each succeeding 12 monther charges due and payable with remount equal to 1/12 within each succeeding 12 monther charges due and payable with payments of of the taxes, assessments, and other brack starts are payable with remount equal to 1/12 within each succeeding 12 monther charges due and payable with the start and bar the barefictary shall may to the grantor by banks on their open passhow the barefictary. Beneficiary shall may to the grantor by banks on their open passhow is be deferred with the computed to the startor and diff, the rate of interest paid shall be 4%. Interest shall be computed to the area is less than monthly balance in the account and shall be paid quarterly to the grantor by crediting to the serve account the amount of the interest due.

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against the claims of all persons whomsoever. The grantor covenants and agrees to pay said note according to the terms and provide the claims of all persons whomsoever. The grantor covenants and agrees to pay said note according to the terms and property to keep said property free from all encumbrances levid against or dene over this trust deed; to complete all buildings in course of having pre-ordere over this trust deed; to complete any building or improvements or dene over this trust deed; to complete any building or improvements on promptly building or improvements and other charges and pay when dual times during charterior; to allow beneficient and pay when dual beneficiary which may be damaged or restroyed and pay when dual times during charterior; to allow beneficient and restly at all beneficiary which may be damaged or the store and pay when dual times during charterior; to replace any who happed and pay when dual beneficiary with the may be damaged or the store and pay when dual times during charterior; to sterplace any who happed and improvements on said property in good regimes and improvements now or now or hereafter erected upon said property in good regimes and improvements now or now or hereafter erected on asid premises continuously insured against loss by fire or such other hazards on asid premises sontinuously insured against loss secured by this trust deed, in a company or companies of the note or obligation approved loss payable clausing larger of any such policy of insurance. If any the and with the during distributions for the beneficiary may from and with the during distributions for the beneficiary on the insurance. In a sum ob class the principal sum of the beneficiary at least approved loss payable clausing place of any such policy of maurance. If with histories and with the during distributions for the beneficiary may from and with the during distributions for the beneficiary may from and with the during of insurance is non's date of the beneficiary may from and with the during of i

The grantor hereby covenants to and with the true and the beneficiary herein that the said premises and property conveyed , his trust deed are are 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 score 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 indeneed by a more than one note. If the indebtedney may credit payments received 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.

be necessary in obtaining such compensation, promptly upon the beneficiary's request. 2. At any time and from time to time upon written request of the beneficiary's for the term of the sea and presentation of this deed and the note for each diversement (in case of tuil reconveyance, for cancellation), which affecting the term and the particular of the indepted on the indepted on the indepted on the indepted on the second of the second presentation of this deed and property is any subordination of this fees and presentation of this deed and the note for each diversement (in case of tuil reconveyance, for cancellation), which affecting the terms of the indepted on the indepted on the indepted on the indepted on the any subordination any casement or creating and map or plat of said property. The grantee in any reconveyance and the and the recon (c) join in granting of other any be described as the 'tota's shall be conclusive proof of the services in this paragraph terutifulness thereof. Trustee's for any of the services in this paragraph of the profit action of these secures here of the reconstruction of these secures here of the secure hereon or the secure the secure of the secure the secure of the secure there and profits of the profit furthered by this deed and of any personal profits of the profit of the profit action hereon for the secure here and profits earned prior to default as they field at the payment of any indebted hereon. The security for the indepted by those the secure here and profits action hereon for the secure of the secure hereon on the secure here and profits earned here and or any secure here and profits action here the secure of the secure here and profits action here the secure of the secure of the secure hereon of the secure here and profits action her

It is mutually agreed that: 1. In the event that any portion or all of said property shall be taken under the right of eminant domain or condemnation, the beneficiary shall bare tion or proceedings, or prosecute in its own name, approach in or defend any ac-such taking and, if it so einske any compromise or actilerant in connection with payable as compensation for such taking, which are in excessfor the amount re-or incurred by the grantor in anthe proceedings, shall be paid to the beneficiary's is applied by it first upon anch proceedings, shall be paid to the beneficiary's is and applied upon the indebted as and excerned hereiny; and the grantor agrees to take such takes and excented hereiny; and the grantor agrees is the own expense, to take such compensation, promptly upon the beneficiary's 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 haws, ordinances, regulations, fees and expenses of this restrictions affecting said property; to pay all costs, fees and expenses of this restrictions affecting said property; to pay all costs, the other costs and expenses in factuation be cost of till exarch, as well as in enforcing this obligation, and trustee's and attorney's fees areally incurred; to percent in and defend any actif trustee incurred in control to affect the secur-couting expenses, including cost of the beneficiary or trustee; and actorney's fees actorney's fees and the security of the security of the security costs and expenses, including cost of the beneficiary or trustee; and actorney's fees which beneficiary or trustee may appear and in any suit brought by beneficiary deed.

obligation secured hereby. Should the grantor fail to keep any of the foregoing covenants, then the beneficiary may at its option rate specified in the note, shall be repayable by for shall draw interest at the fail be secured by the lien of the grantor on demand and shall have the right in its distribution to complete this connection, the beneficiary hall have the right in its distribution to complete 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 time for taxes, assessments, insurance premiums and other charges is not sufficient at any deficit to the beneficiary upon demand, and if not paid within ten days after such demand, obligation secured hereby.

hereafter belonging to, derived from or in anywise appertaining to the above described premises, and all plumbing, lighting, heating, ventinerearrer beionging io, derived from or in anywise appertaining to the above described premises, and an plumbing, lighting, neating, venti-lating, air-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor lating, air-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpeting and linoleum, 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 bereafter occurring for the purpose of securing (s. 6, 800,00). Dollars, with interest therein according to the terms of a promissory note of even date herewith, payable to the peneficiany or order and made by the grantor principal and interest heing payable in monthly installments of s. 97.51 8 beneficiary or order and made by the grantor, principal and interest being payable in monthly installments of \$ 97.51 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 privileges now or

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assigned to or be assumed by another party. In the event of an attempted assignment or assumption, the entire unpaid balance shall become immediately due and payable. 07

Grantor's performance under this trust deed and the note it secures may not be

Beginning at a 1/2 inch iron pin marking the Northwest corner of the NEL/4NEL/4SW1/4 of said Section 9; thence South 89°06 or the NEL/4NEL/45WL/4 or said Section 9; thence South 89° 00 East along the North line of said SW1/4, 182.41 feet; thence leaving said North line of the SW1/4, South 00° 53' 38" West 326.65 feet to a 1/2 inch iron pin; thence North 89° 44' 59" West 178.73 feet; thence North 00° 15' 01" East, 328.68 feet 06'

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:

A parcel of land situated in the SW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described

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

39-01087 3.1 27557

TRUST DEED

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4. The entering upon and taking possession of said property, the collect of such rents, issues and profils or the proceeds of fire and other insurance p leies or compensation or awards for any taking or damage of the property, a the application or release thereof, as aforesaid, shall not cure or waive any fault or notice of default hereunder or invalidate any act done pursuant such notice.

5. The grantor shall notify beneficiary in 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 loan applicant and shall pay beneficiary a service charge.

a pervice 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 hereficiary may declars all sums secured hereby instruction to sell the trust property, which notice of written notice of default and election to sell the trust property, which notice of default and election to sell, the prost the the this trust property, which notice of all cause to sell, the beneficiary any deposit with the truste this trust deed and all promissory notes and documents evidencing expenditures secured hereby, whereupon the trustees shall fix the time and place of sale and give notice thereof as then 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 sale, the grantor or other person so privileged may pay the entire amount then due under this trust deed and the onigetion secure theoreth childing coad and expresses of the principal in the second second the childing coad and expresses of the data of the onigetion secure theoreth childing coad and expresses of the default. The data of the data and thereby, gure the default. 8. After the lapse of such time as may find be required by law following the recordation of said notice of default and giving of said notice of sale, the trustee shall sell said property at the time and place fixed by lim in said notice of sale, either as a whole or in separate parcels, and in such order as he may de-termine, at public acution to the highest bidder for cash, in lawful money of the United States, payable at the time of sale. Trustee may postpone sale of all or any portion of said property at public announcement at such time and place of sale and from time to time thereafter may postpone the sale by public an-

nouncement at the time fixed by the preceding postponement. The trans deliver to the purchaser his deed in form as required by law, couvering perty as old, but without any coverant or warranty, express or imp recitals in the deed of any matters or facts shall be conclusive proo truthfulness thereof. Any prom, excitnding the truntee but including the and the beneficiary, may purchase at the sale.

9. When the Trustee sails pursuant to the powers provided herein, trustee shall apply the proceeds of the trustee's sale as follows: (1) the expenses of the sale including the compensation of the trustee, an reasonable charge by the attorney. (2) To the obligation secured by trust deed. (3) To all persons having recorded liens subsequent to interests of the trustee in the trust deed as their interests appear in order of their priority. (4) The surplus, if any, to the grantor of the to deed or to his successor in interest entitled to such surplus. ิน the

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 appoint and successor and the successor and the successor appointed hereing. The successor trustee hereing and successor appointed hereing and successor appointed hereing and successor trustee, the latter shall be vested with all tile powers and duties conferred upon any trustee herein named or appointed hereing and successor duties the successor trustee herein the successor trustee hereing appointed hereing and the successor trustee hereing the successor trustee hereing appointed hereing and the successor trustee hereing appointed hereing and the successor to this trust deed and its place of record, which, when recorded in the office of the county clerk or recorder of the county is 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 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, invres to the benefit of, and binds all parties bereto, their heirs, legates devices, 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 berein. In construing this deed and whenever the context so requires, the ma-culhe gender includes the feminine and/or neuter, and the singular number in-cludes the plural.

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

huca (SEAL) PATRICIA WRIGHT (SEAL) STATE OF OREGON County of Klamath ss THIS IS TO CERTIFY that on this 25th day of August Notary Public in and for said county and state, personally appeared the within named. R. Patricia Wright to me personally known to be the identical individual named in and who executed the foregoing instrument and acknowledged to me that she executed the state freely and voluntarily for the uses and purposes therein expressed. IN TESTIMONY. WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written. Jarlene (SEAL) Viiker Notary Public for Oregen My commission expires: 6-16-84 Loan No. 39-01087 STATE OF OREGON SS. County of Klamath TRUST DEED I certify that the within instrument was received for record on the 30 day of _____ August____, 19_83 at 9:50 o'clock A.M., and recorded (DON'T USE THIS SPACE: RESERVED in book M83 on page 14586 FOR RECORDING LABEL IN COUN-TIES WHERE Grantor Record of Mortgages of said County. TO KLAMATH FIRST FEDERAL SAVINGS USED.) Witness my hand and seal of County AND LOAN ASSOCIATION affixed. Beneficiary Evelyn Biehn, County Clerk After Recording Return To: County Clerk KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION Jun By Lee Deputy 8.00 fee

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: William Sisemore, . 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

. 19.

Klamath First Federal Savings & Loan Association, Beneficiary

DATED: