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UNIFORM COVENANTS, Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness

22 Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under evidenced by the Note. any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Deed of Trust, and leasehold payments or ground rents, if any moment of the traffic school of the ostate penaltic

3. Hazard insurance, Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term, extended coverage," and such other hazards as lender may require and

in such amounts and for such periods as Lender may require. The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien, which has priority oven this Deed of Trust proquess conjumes conjumed Lender Lender may make proof of loss. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss

if not made promptly by Borrower. stone it the pood of the insurance carri If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums

A+Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower secured by this Deed of Trust. shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Deed of Trust is on a leasehold. If this Deed of Trust is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the bylaws and regulations of the

condominium or planned unit development, and constituent documents.

5. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Deed of Trust, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Deed of Trust, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written

Any amounts disbursed by Lender pursuant to this paragraph 5, with interest thereon, at the Note rate, shall become agreement or applicable law. additional indebtedness of Borrower secured by this Deed of Trust Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing

contained in this paragraph 5 shall require Lender to incur any expense or take any action hereunder.

Of Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property provided that Pender shall give Borrower hotice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property WD THE NORTH MEST 32 LEET OF 101 Land (a) The Property WD THE NORTH MEST 32 LEET OF 101 Land (a) The Property WD THE NORTH MEST 32 LEET OF 101 Land (a) The Property WD THE NORTH MEST 32 LEET OF 101 Land (a) The Property WD THE NORTH MEST 32 LEET OF 101 Land (a) The Property WD THE NORTH MEST 32 LEET OF 101 Land (a) The Property WD THE NORTH MEST 32 LEET OF 101 Land (a) The Property WD THE NORTH MEST 32 LEET OF 101 Land (a) The Property WD THE NORTH MEST 32 LEET OF 101 Land (a) The Property Provided (a) The Provided (a) The Property Provided (a) The Property Provided (a) The Property Provided (a) The Provided (a

7. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed:of Trust non of the independence movement and the trace year in the

8. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Deed of Trust granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest, Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Deed of Trust by reason of any demand made by the original Borrower and amortization of the sums secured by this Deed of Trust by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

and girous and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind; and the rights hereunder shall inune to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 14 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Deed of Trust, but does not execute the Note, (a) is co-signing this Deed of Trust only to grant and convey that Borrower's interest in the Property to Trusted under the terms of this Deed of Trust, (b) is not personally liable on the Note or under this Deed of Trust, and (c) agrees that Lender and any other Borrower hereunder may agree to extend. modify for bear, or make any other accommodations with regard to the terms of this Deed of Trust or the Note; without that Borrower's consentand without releasing that Borrower or modifying this Deed of Trust as to that Borrower's interest in the

VM10. (Notice) EXCOC for imy notice required under applicable law to be given in another manner. (a) any notice to Borrower Buobert/Stosing Department provided for in this Deed of the shall be given by delivering it or by mailing such notice by control mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender 25 provided herein. and (b) any notice to Dender shall be given by certified mail to Lender's address stated herein or to such other address as Lender many designate by naticals Borrowen as provided herein. Any notice provided for in this Deed of Trust shall be deemed to have been given to Barrower or Lender when given in the manner designated herein.

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11. Governing Law; Severability. The state and local laws applicable to this Deed of Trust shall be the laws jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Deed of Trust. In the event that any provision or clause of this Deed of Trust or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Deed of Trust or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Deed of Trust and the Note are declared to be severable. As used herein, 'costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

12. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Deed of Trust at the time of

eution or after recordation hereof.

13. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation.

Towerent, repair or other loan agreement which Removed and the loan agreement which the lo execution or after recordation hereof. improvement, repair, or other loan agreement which Borrower enters into with Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

14. Transfer of the Property. Borrower shall not sell or transfer all or any part of the Property or an interest therein, or offer to do so, without Lender's written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Deed of Trust, (b) a transfer by devise, descent, or by operation of law upon the death of a joint tenant, or (c) the grant of any

leasehold interest of three years or less not containing an option to purchase.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

15. Acceleration; Remedies. Upon Borrower's breach of any covenant or agreement of Borrower in this Deed of Trust. including the covenants to pay when due any sums secured by this Deed of Trust. Lender prior to acceleration shall give notice to Borrower as provided in paragraph 10 hereof specifying: (1) the breach; (2) the action required to cure such breach: (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice, may result in acceleration of the sums secured by this Deed of Trust and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Deed of Trust to be immediately due and payable without further demand and may thvoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies provided in this paragraph 15, including, but not limited to, reasonable

the Aff Lender invokes the power of sale. Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold and shall cause such notice to be recorded in each counts in which the Property or some part thereof is located. Lender or Trustee shall give notice of sale in the mannerprescribed by applicable law to Borrower and to the other persons prescribed by applicable law. After the lapse of such time as may be required by applicable law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of the sale in one or more parcels and in such order as Trustee may determine. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or Lender's designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property so sold without any covenant or warranty. expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all reasonable costs and expenses of the sale, including, but hot limited to, reasonable Trustee's and attorneys' fees and costs of title evidence; (b) to all sums secured by this

Deed of Trust; and (c) the excess, if any, to the person or persons legally entitled thereto.

18. Reconveys a 🕁

16. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Deed of Trust due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Deed of Trust $discontinued\ at\ any\ time\ prior\ to\ the\ earlier\ to\ occur\ of\ (i)\ the\ fifth\ day\ before\ sale\ of\ the\ Property\ pursuant\ to\ the\ power\ of\ sale\ discontinued\ at\ any\ time\ prior\ to\ the\ earlier\ to\ occur\ of\ (i)\ the\ fifth\ day\ before\ sale\ of\ the\ Property\ pursuant\ to\ the\ power\ of\ sale\ discontinued\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ discontinued\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ discontinued\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ discontinued\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ discontinued\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ discontinued\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ discontinued\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ discontinued\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ discontinued\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ discontinued\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ discontinued\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ discontinued\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ discontinued\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ discontinued\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ at\ any\ time\ prior\ to\ the\ power\ of\ sale\ the\ power\ power\ to\ the\ power\ the\ power\ to\ the\$ contained in this Deed of Trust or (ii) entry of a judgment enforcing this Deed of Trust if: (a) Borrower pays Lender all sums which would be then due under this Deed of Trust and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Deed of Trust: (c) Borrower pays all reasonable expenses incurred by Lender and Trustee in enforcing the covenants and agreements of Borrower contained in this Deed of Trust. and in enforcing Lender's and Trustee's remedies as provided in paragraph 15 hereof, including, but not limited to, reasonable attorneys fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Deed of Trust, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Deed of Trust shall continue unimpaired. Upon such payment and cureby Borrawer, this Deed of Trust and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred to the continue of 17. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder.

Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 15 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and

payable mount of the Property, Lender, in person, by agent or by Upon acceleration under paragraph 15 hereof or abandonment of the Property, Lender, in person, by agent or by Upon acceleration under paragraph 15 hereof or abandonment of the Property, Lender, in person, by agent or by Upon acceleration under paragraph 15 hereof or abandonment of the Property, Lender, in person, by agent or by Upon acceleration under paragraph 15 hereof or abandonment of the Property, Lender, in person, by agent or by Upon acceleration under paragraph 15 hereof or abandonment of the Property, Lender, in person, by agent or by Upon acceleration under paragraph 15 hereof or abandonment of the Property, Lender, in person, by agent or by Upon acceleration under paragraph 15 hereof or abandonment of the Property Lender, in person, by agent or by Upon acceleration under paragraph 15 hereof or abandonment of the Property Lender, in person, by agent or by Upon acceleration under paragraph 15 hereof or abandonment of the Property Lender, in person acceleration under paragraph 15 hereof or abandonment of the Property and t judicially appointed receiver shall be entitled to enter upon. Take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the casts of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys fees, and then to the sums secured by this Deed of Trust. Lender and the receiver shall be liable to account only for those rents actually received.

18. Reconveyance. Upon payment of all sums secured by this Deed of Trust, Lender shall request Trustee to reconvey the Property and shall surrender this Deed of Trust and all notes evidencing indebtedness secured by this Deed of Trust to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled thereto. Such person

Irustee, trustee snatt reconvey the Property without warranty to the person or persons legally entitled thereto. Such person or persons shall pay all costs of recordation and reconveyance, if any 19. Substitute Trustee. In accordance with applicable law, Lender may from time to time remove Trustee and appoint a current of the Property the successor trustee shall successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon the Trustee herein and by applicable law.

20. Use of Property. The Property is not currently used for agricultural, timber or grazing purposes.

21. Attorneys' Fees. As used in this Deed of Trust and in the Note, "attorneys' fees" shall include attorneys' fees. if any which shall be awarded by an appellate court. to the rapid the radiate is the 1988 hand a face taking hear their

REQUEST FOR NOTICE OF DEFAULT
AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST о Вольновы гиры эт расция из регоралия/ месонияну, педици гд Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Deed of Trust to give Notice to Lender, at Lender's address set forth on page one of this Deed of Trust, of any priority over this Deed of Trust to give Notice to Denuer, at Denuer's address sequention page one of this Deed of Trust to give Notice to Denuer, at Denuer's address sequention page one of this Deed of the default under the superior encumbrance and of any sale or other foreclosure action. Gestant under the superior encumbrance and or any sale of other particular designs of the constraint o In WITNESS WHEREOF, Borrower has executed this Deed of Trustant Deed of past II. On tone where the relies of the property of the past II. que authinor a aré enou hi porte un caudio processar que est proceso esta por la porte de la porte del la porte de la porte del porte de la porte de la porte de la porte del porte de la porte del la porte del la porte de la porte de la porte de la porte dela porte de la porte de la porte del la porte dela porte del l and when the first of the purchase of the solution of the principles of the first of the principles of the property of the principles of the property of the property of the property of the principles of the property of the principles of the property of t State Of Oregon

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personally appeared the above named the foregoing shadroment to be her voluntary act and deed. the foregoing hastrument to be voluntary act and used.

Conception of the state of The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled theretograms as in process. uses hade interest of close years or has not containing an optica to purchase. oder is de man a ditant l'ender e activen censent, excitabats autiven cation of a bon or one unbrance subordicat, techne Baser. 44. Transier of the Property Learn were shall not sell or transfer all to any part of the Property to the intervention for the Property Learn were shall not sell or transfer of the front or numerical saddings. Control Description of the Learn Control of the th round a school to reason that a supplied point of who scopily indicate and scopers who shows that will account to a scopility and the scopility of the scopility and the scopility of the scop Space Below This Line Reserved For Lender and Newson 13 Harring to the second and active to the first the first second for Lender and first the first second for Lender and first the first second for Lender and Lend 13: Southern a Code here constituted in the property of the pr ति सामाना भूता है। १००० मध्य । तो भूता भूता अस्ति सामानी सुन्ता स्थानी । तो भूता भूता अस्ति संस्थानी सुन्ता ।

STATE OF OREGON: COUNTY OF KLAMATH:ss I hereby certify that the within instrument was received and filed for record on the 10th day of April A.D., 19 84 at 10:47 o'clock A and duly recorded in Vol M-84 on page 5901

EVELYN BIEHN, COUNTY CLERK

, Deputy