The rectains therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustee's fees for any of the services in this this paragraph shall be stated and security grantor hereby asigns to beneficiary during the performance of any agreement hereunder, grantor shall be the reprint the paragraph of the services in the rest. The security for the services is any provide the services in the performance of any agreement hereunder, grantor shall be the right to or in the the rest. The service is the service is the service of the service of the service of the service is the service of the service of the service of the service is the service is the service of the service of the service of the service is the service of the service is the service of the service is the service is the service is the service is and property individent of the service of the service is and property individent of the service is the service is the service is the service is and property is set of the service is and service is the serv

2. At any time and from time to time upon written request of the bene-ficiary, payment of its fees and presentation of this deed and the note for ca-liability, payment of the payment of the indebtedness, the trustee may (a) any case of the trust of the indebtedness, the trustee may (a) any case of the trust of the indebtedness, the trustee may (a) any case of the trust of the indebtedness, the trustee may (a) any case of the trust of the indebtedness, the trustee may (a) any case of the trust of the trust of the indebtedness, the trust of the any case of the trust of the trust of the trust of the trust of the any case of the trust of the trust of the trust of the trust of the without agreement affecting this deed or facts shall be conclusive proof of the the recitals therein of any matters or facts shall be conclusive proof of the shall be **the not 1 Less than** \$5.00.

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 condernation, the beneficiary shall have the right to commence, prosecution its own name, appear in or defend any sch such taking and, if it so elects to require that all or any portion connection with the right of commence or to make any portion of the the mover's gradient taking and, if it is or elects to require that all or any portion connection with the right to commence or to make any scheme and attorney's fees necessary build and applied by the grantor in such scheme costs and expenses and the beneficiary's delance applied upon the indebtedness and expenses, and the proceedings, and the statice applied upon the indebtedness and excute such instruments as shall request.

It is mutually agreed that:

The beneficiary will furnish to the grantor on written request therefor an ial statement of account but shall not be obligated or required to furnish further statements of account. annual

property as in its sole discretion it may deem necessary or advisable. The granter further agrees to comply with all laws, ordinances, regulations, fees and expenses of this traitions affecting said property to pay all costs, the other costs and expenses of the trustee incurred in cost-and expenses of the trustee incurred in cost-and expenses of the trustee and attorney's fees nection will as in and defend any action or proceeding purporting to allect the security is the second expenses of the function of the second expenses in and defend any action or proceeding purporting to allect the securred; it meluding cost of evidence of title and attorney's fees in a second expenses, the court, in any such or proceeding the secured by the court, in any such or proceeding in ficiary to foreclose this deed, and all said sums shall be secured by this trust deed.

Should the grantor fail to keep any of the foregoing covenants, then the heneficiary may at its option carry out the same, and all its expenditures there-for shall draw interest at the rate specified in the note, shall be reprodued by this grantor on domand and shall have the right in its discrete the this connection, the beneficiary hall have the right in its discrete the trust deed by 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.

default, any balance remaining in the reserve account shall be credited to the indebicdness. If the reserve account for faxes, assessments, insurance premiums and other, charges is not sufficient at any time for the payment of such charges demand, and if not paid within ten days after such demand, the beneficiary upon may at its option add the amount of such deficit to the periodical of the obligation secured hereby.

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This trust deed shall further secure the payment of such additional money, if any, as may be loaned hereafter by the beneficiary to the grantor or others y having an interest in the above described property, as may be evidenced by a more or notes. If the loadbtainess secured by this trust ded is evidenced by a more than one note, the beneficiary may credit payments received by it upon any of said notes or part of any payment on one note and part on another,

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together with all and singular the appurtenances, tenements, hereditaments, rents, issues, profits, water rights, easements or privileges now or hereafter 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, ventian 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 covering in place such as wall-to-wall carpening and intoleum, shades and outin-in appliances now or nereatter installed in or used in connection with the above described premises, including all interest therein which the grantor has or may seven and the payment of the sum of seven and the payment of the sum of and FITEV and .007100.5. (\$ 7,950.00...) Dollars, with interest thereon according to the terms of a promissory note of Fiftye and 0/100 to the terms of a promissory note of even the energy of the terms of terms of the terms of terms of terms of terms of the terms of terms of terms of terms of the terms of terms of

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 or assumption, the entire unpaid balance shall become immediately due and payable. which said described real property is not currently used for agricultural, timber or grazing purposes,

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AND LOVE A SOCIETION

The grantor hereby covenants to and with the trustee and the beneficiary herein that the said premises and property conveyed by this trust deed are acceutors and administrators shall warrant and defend his add this heirs, against the claims of all persons whomsoever.

seanst the claims of all persons whomsouver. The grantor covenants and agrees to pay said note according to the terms said property; to keep aid taxes, assessments and other charges levid against cedence over this trust deed; to perty free from all encumbrance having pre-cedence over this trust deed; to perty free from all encumbrance having are cedence over this trust deed; to perty free from all encumbrance having are cedence over this trust deed; to perty free from all encumbrance having are cedence over this trust deed; to perty free from all encumbrance to the terms and property; to keep and the property in the perty of the terms and property in the date constructed on said premess within six months from the date costs input of the date construction is hermises within six months from the date costs input of the date construction is hermises within six months from the date costs input of the date construction is hermises within six months from the date costs input of the date construction is hermises within six months from the date costs input of the date construction is to replace any work inspect said property at all beneficiary willow may be damaged or data and property at all beneficiary is to remain the manifer and property and inprovements now or no suffer erected on add property in good repair and improvements now or no waste of said premises; to keep all buildings property cand in the require by fire or such other hazars in the beneficiary may from time for the beneficiary ficary, and to deliver the original principal; sum of the note bill requires secured by this trust deed, in a ginan principal; sum of the note bill be beneficiary ficary and to deliver the original place of business of the beneficiary may in its own have an exact of a sub principal place of business of the beneficiary may in its own had and any point to the effective dor busines of the beneficiary may in its own had and any principal is the principal place of busines of the beneficiary may in its own had

In order to provide regularly for the prompt payment of said taxes, assess-the borther charges and insurance presidums, the grantor agrees to pay to principal and interest payable under the terminn to the monthly payments of hereby, and interest payable under the terminn to the monthly payments of the bort charges and any solid with respect to said property within each succeed payable with respect to said property within each succeed payable with remains in effect, as estimated and directed by the beneficiary several purposes therealist of the principal of the insurance premiums the beneficiary in true of the beneficiary, the sums so has a succeed beneficiary in the option and shall thereupon be charged to this shall be held by premiums, taxes, assessments or other charges when they shall become due and payable.

and payable. While the grantor is to pay any and all taxes, assessments and other the same begin to bear interest and also to pay part thereof, before policies upogin to bear interest and also to pay part thereof, before fidary, as aforesproperty, such payments are to premiums on all insurance fidary, as aforesproperty, such payments are to premiums on all insurance fidary, as aforesproperty, such payments are to premiums on all insurance fidary, as aforesproperty, such payments are to premiums on all insurance fidary, as aforesproperty is a shown by the statement imposed against by the collector of such ounts as ahown on the statement automoted to pay the insurance premiums in the assurants for that purpose. The grantor from the reserve account, if any, estabilish the sime which may be reached in any in-the second of the bond of the beneficiary for that purpose. The grantor from a no event to hold the beneficiary hereby growing out of a defect in any in-toes, to policy, and the beneficiary breact growing out of a defect in any in-to and action promises and astit with any final such for spring any compromise and astit with any mass for which y the beneficiary into full or upon sale or other acquisition of the property by the beneficiary after full or upon sale or other acquisition of the property by the beneficiary after

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. Klamath County, Oregon, described as:

The grantor irrevocably grants, bargains, sells and conveys to the trustee, in trust, with power of sale, the property in

TRUSTDEED

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

Lester Dee CARROIL and Barbara Fay CARROLL as grantor, William Sisemore, as trustee, and

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THIS TRUST DEED, made this . 2.9.. day ofAugust

STATE OF OREGON County of KLamath [ss County of KLamath]ss THIS IS TO CERTIFY that on this 25,29 day of	termine, at public auction to the highest bidder for United States, payable at the time of sale. Trustee	in such order as he may de cash, in lawful money of th may postpone sale of su	 hereto, their heirs, le assigns: The term "h pledgee, of the note 	tion or proceeding is applies to, inures to gatees devisees, admi beneficiary" shall mer	the benefit of, and nistrators, executor	binds all
LIN WITNESS WHEREOF, sold grantar has hereunto set his hand and seal the day and year first above we have the solution of the	sale and from time to time thereafter may postp	t at such time and place of one the sale by public an	f herein. In construing f culine gender includes	this deed and wheney, the feminine and/or	her or not named er the context so r	as a ben requires, th
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Server of Klamath ss County of Klamath ss THE IS TO CERTIFY that on this 25.29 day of <u>August</u> Notary Public in and for soid county and state, personally appreed the within named Lester Dee CARROLL and Barbara Fay CARROLL to me personally known to be the identical individual named in and who executed the foregoing instrument and acknowledged to me executed the same freely and voluntarily for the uses and purposes therein expressed. IN TESTINGET Whithout is the second of a convergence in a structure of the day and your last above written. SEAN SEAN SEAN Load Me 39:501150 TRUIST DEED County of Klamath ss TO KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION Seandiday Meture To: KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION SAND LOAN ASSOCIATION	(1) An approximate of the second s Second second s Second second se	n an an Anna a Anna an Anna an	1 +	00		Dove MI
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REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. Villiem 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 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 are and to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said 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			A service in the second se		e ne ne le prese de la prese	1. 11.6
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required by law. 7. After default and any time prior to five days before the date set privileged may pay the entire amount then due under this trust deed and in enforcing the thereby (including costs and arconaes actually incurred not exceeding **HERE SERVE**, other than such portion of the principal as would and the obligation of the privation of the principal as would not exceeding **HERE SERVE**, other than such portion of the principal as would and the delivery **HERE SERVE**, but the the any then be required by law following trustee shall sell said property at the time and place fixed by law following trustee shall sell said property at the time and place fixed by lim in said notice termine, as public acution to the lightest bidder and in such order as he may of the any portion of said property as the time and place in the fixed in most of the recording the time of saids. Trustee may postpone sais of all on the said notice of saids. Trustees all post of all on the said notice termine, as public auxion to the bighest bidder and in such order sais effait any portion of said property as public aunouncement at such time and place of asie and from time to time thereafter may postpone the sais by public an-

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 mediately due and payable by delivery to the trustee of writtee mediately due and payable by delivery to the trustee of writtee shall cause to be the beneficiary shall deposit with the trustee this trustee shall cause to be the beneficiary shall deposit with the truste this trust deed and all promissory trustees shall fix the time and place of sale and give notice thereof as then required by law.

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 would ordinarily be required of a new loan applicant and shall pay beneficiary

4. 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 pol-icies, or compensation or awards for any taking or damage of the property, and fault or notice of default hereunder or invalidate any act done pursuant to such notice. -1 alatta - 2775

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nouncement at the time fixed by the preceding deliver to the purchaser his deed in form as re-perty so sold, but without any covenant or w recitals in the deed any matters or facts truthfulness thereof. Any person, excluding the and the beneficiary, may purchase at the sale as required shall be and the peneticary, may purchase at the said. 9. When the Trustee sells pursuant to the powers provided here trustee stall apply the proceeds of the trustee's sale as follows: the expenses of the sale including the compensation of the trustee, irrustable charge by the attorney. (a) To the colligation secured interestable charge by the structure of the soligation secured interestable of the trustee in the trust deed. (3) To all persons having "corded liens subsequent order of their priority. (4) The surplus, if any, to the grantor of the deed or to his successor in interest entitled to such surplus.

ceed or to his successor in interest entitled to such surplus. 10. For any reason permitted by law, the beneficiary may from time successor furnates appointed hereunder how such appointment and without e successor trustee appointed hereunder shall be vested with all title, pow duties conferred upon any trustee heater shall be vested with all title, pow out appointment and substitution shall be by written instrument excess record, when recorded in the office of the fourt ded and its place recounty or counties in which the property is situated, shall be conclusive proof proper appointment of the successor trustee.

11. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record, as provided by law. The trustee is not obligate to notify any party hereto or proceeding of pending sale under any other deed of trust or party unless such action or proceeding is brought by the trustee.

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