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MIC 15849

57155 to Klamoth First Foch 2CM3 SEMST KFO 9763

described property located in

ace Above This Line For Recording Data) ---WIC 12840 DEED OF TRUST

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January 10 THIS DEED OF TRUST ("Security Instrument") is made on 19 86 The grantor is ("Borrower") The trustee is

("Trustee") The beneficiary is William Sisemore which is organized and existing KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION and whose address is 294.3 South Sixth under the laws of The United States of America Street, Klamath Falls. Oregon 97603 ("Lender")

Borrower owes Lender the principal sum of FORTY EIGHT THOUSAND ONE HINDRED AND FIFTY DOLLARS AND NO/100 * * * * * * * Dollars (US \$ 48,150.00) This debt is evidenced by Borrower's no) This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on Jarsuary 15, 2016 This Security Instrument This Security Instrument secures to Lender (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications, (b) the payment of all other sums, with interest, advanced under paragraph " to protect the security of this Security Instrument, and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note For this purpose. Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in KLamath County. Oregon

Lot 18 in Block 9 of TRACT NO. 1064-FIRST ADDITION TO GATEWOOD, according to the official plat therof on file in the office of the County Clerk of Klamath County, Oregon.

which has the address of 97603

Oregon

5443 Knightwood Dr. (Street)

Klamath Falls [CAV]

("Property Address");

TOGETHES WITH all the improvements now or hereafter erected on the property and all easements, rights. appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property

In Codel

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

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twelfth of (a) yearly taxes and assessments which may attain priority over this Security Instrument. (b) yearly leasehold payments or ground rents on the Property, if any, (c) yearly hazard insurance premiums, and (d) yearly basis of current data and reasonable estimates of future escrow items.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the excrow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the excrow items. Unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held by Lender is not sufficient to pay the escrow items when due. Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as required by Lender.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrowet any Funds held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Security Instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs I and 2 shall be applied first, to late charges due under the Note; second, to prepayment charges due under the Note; third, to amounts payable under paragraph 2. fourth, to interest due, and last, to principal due

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner. Borrower shall pay them on time directly to the person owed payment Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender. (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property, or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument. Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. 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 any other hazards for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The unreasonably withheld

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. 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.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender. Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition

6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7. Lender does not have to do so

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

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that Borrower's consent

If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, wer shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law 8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property Lender o. Inspection. Unlike of its again intage make reasonable cities upon and inspections of the relief shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection of the proceede of any aniant or along for demand draw of any aniant of an aniant of an aniant of an aniant of any aniant of along for demand draw of any aniant of along for demand draw of any aniant of along for demand draw of any aniant of an aniant of along for demand draw of any aniant of along for demand draw of an along for demand draw of any aniant of along for dema

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with indemnation or other taking of any most of the Depressive or for convergence in lieu of condemnation, are berefy Any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby account of the taking of any part of the Property.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security ment, whether or not then due, with any arouse mid to Bomonies. In the ment of a partial taking of the Departure In the event of a total taking of the property, the proceeds shall be applied to the sums secured by this secured in secured by the Secure and Lender otherways array in proting the sums secured by the County Instrument shall be reduced by unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the research multiplied by the following fraction (a) the total amount of the research multiplied by the following fraction (a) the total amount of the research multiplied by the following fraction (a) the total amount of the research multiplied by the following fraction (a) the total amount of the research multiplied by the following fraction (a) the total amount of the research multiplied by the following fraction (a) the total amount of the research multiplied by the following fraction (a) the total amount of the research multiplied by the amount of the proceeds multiplied by the following fraction (a) the total amount of the sums secured immediately before the taking. Any balance shall be before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to managed or rational solution for domage. Borrower fails to removed to Lender wathin 30 days after the date the police is make an award or settle a claim for damages. Borrower fails to respond to Lender within 30 days after the date the notice is more it and a make an award to collest and apply the proceeder at its option, without to restoration of the Decomptories given. Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sume secured by this Security Instrument, whether or pot then due

The secure of the monthly resuments referred to in paragraphs 1 and 2 or change the amount of such parments. postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments and 10 Rorrower Not Released. Forhearance Ry Lender Not a Weiver - Extension of the time for payments or the fine due date of the monthly payments referred to ill paragraphs 1 and 2 or change the and un of such payments in 10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or any successful instrument granted by Lender to any successful instrument granted by Lende not porrower you released; rorbearance by Lender you a vraiver. Extension of the time for payment of modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Domantic that many to relate the lightly of the amoral Domantic to Romanic to relate the lightly of the amoral Domantic to Romanic to relate the lightly of the amoral Domantic to Romanic to relate the lightly of the amoral Domantic to Romanic to relate the lightly of the amoral Domantic to Romanic to relate the lightly of the amoral Domantic to Romanic to relate the lightly of the amoral Domantic to Romanic to relate the lightly of the amoral Domantic to Romanic to relate the lightly of the amoral Romanic to Romanic to relate the lightly of the amoral Romanic to Romanic to Romanic to relate the lightly of the amoral Romanic to Romanic to relate the lightly of the amoral Romanic to Romani modification of amortization of the sums secured by this security fusualitiest granted by bender to any successor in interest of Borrower shall not operate to release the hability of the original Borrower or Borrower's successors in interest interest to extend the formation of the summer of the successors in interest. Interest or borrower shall not operate to release the hability of the original borrower of borrower's successor's in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for normant or otherware modify amortization of the sume restored by this Security Instrument by reason of any demand made Denser shall not be required to commence proceedings against any successor in interest of refuse to control to the sums secured by this Security Instrument by reason of any demand made by the sums and Bornard Bornard Bornard Bornard Statement Any forbornard by forder to proceeding any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy

11. Successors and Assigns bound; Joint and Several Liabury; Co-Signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of the provision of the provisi ins security instrument shan onto and other the successors and assigns or reduct and borrower, subject to the provisions of paragraph [7]. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note (a) is co-signing the Security Instrument only to motioner, stand and convert or paragraph 1/ porrower's covenants and agreements shall be joint and several Ally borrower's will cossible the solution of the Severity Instrument only to mortgage, grant and convey the terms of the Severity Instrument (b) is not perconally obligated to pay instrument but does not execute the Note (a) is co-signing this security instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument, (b) is not personally obligated to pay the security instrument, (b) is not personally obligated to pay the security instrument of the security instrument. that convoyer's interest in the rioperty under the terms of this security distribution, (0) is not personally congated to pay the sums secured by this Security Instrument, and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbase or make any second determs with second to the terms of this Security Instrument or the Note without modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Recommendations with regard to the terms of this Security Instrument or the Note without

charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits then (a) any such loan charge shall be reduced by the amount charges, and that have is many interpreted so that the interest or other loan charges concerted or to be content on a connection with the loan exceed the permitted limits, then (a) any such loan charge shall be reduced by the amount connection with the charge to the amount limit and (b) any such loan charge shall be reduced by the amount connection with the loan exceed the permitted limits, then (a) any such total charge shall be reduced by the announ necessary to reduce the charge to the permitted limit, and (b) any sums already collected from Borrower which exceeded means the reducing the numerical limits will be reducing the numerical owed. permitted limits will be refunded to Borrower Lender may choose to make this refund by reducing the principal owed under the Mote or by making a direct normality to Borrower. If a refund reduce principal, the reduction will be tracted as a permittee mints will be relationed to borrower. Lender may choose to make this relation by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a monthal measurement without any prensument choose under the Note.

ES. Legenation Allecting Lenger's Rights. If enactment or expiration of applicable laws has the click of rendering any provision of the Note or this Security Instrument unenforceable according to its terms. Lender, at its option. may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedicity instrument by the secured by this secured by the secure

may require immediate payment in full of all sums secured by this security instrument and may invoke any remedic permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of measured 17.

13. Governing Law; Severability. This security instrument shall be governed by reactar law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note and the methods have such and instability of affect other provisions of this Security Instrument or the Note Note conflicts with applicable law, such conflict shall not affect other provisions of this Security instrument or the Note with the method the conflict shall not affect other provisions of this Security Instrument or the Note of the control of t which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable. 16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument 17. Tennefor of the Dencerty or a Ranaficial Interest in Romanne. If all or any part of the Property of any

17. Transfer of the property of a beneficial interest in borrower. It all of any part of the property of any interest in it is sold of transferred (of if a beneficial interest in Borrower is sold of transferred and Borrower is not a natural memory without I ended a provide the part of the part of the option from the immediate property in full of all turns person, without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums and by the Second by Lender's prior written consent. secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by forters law as of the date of the Security Instrument.

remedies permitted by this Security Instrument without further notice or demand on Borrower

our rower, this security mistrament and the outgations secured hereby shall remain fully elective as it no accordented. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17

If any as of the date of this Security first unique. If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period late than 30 date from the date the notice is delivered or mailed anthin which Borrower must be all sum so wroth. of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums sourced by the same to th or not less than 30 days from the date the notice is delivered of matter within which bottower must pay an sum security this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period. Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

ies permitted by this security instrument without turner bouce or demand on Borrower 18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have ment of this Security Instrument discontinued at any time anor to the mether of (a) S daw (or two hother period at enforcement of this Security Instrument discontinued at any time prior to the earlier of (a) 5 days (or such other period as announced at any time prior to the earlier of (a) 5 days (or such other period as announced at any time prior to the earlier of (a) 5 days (or such other period as announced at any time prior to the earlier of (a) 5 days (or such other period as announced at any time prior to the earlier of (a) 5 days (or such other period as announced at any time prior to the earlier of (a) 5 days (or such other period as announced at any time prior to the earlier of (a) 5 days (or such other period as announced at any time prior to the earlier of (a) 5 days (or such other period at any time prior to the earlier of (a) 5 days (or such other period at any time prior to the earlier of (a) 5 days (or such other period at any time prior to the earlier of (a) 5 days (or such other period at any time prior to the earlier of (a) 5 days (or such other period at any time period at any time period at any time period (a) 5 days (or such other period at any time period (a) 5 days (or such other period at any time period (a) 5 days (or such other period at any time period (a) 5 days (or such other period (a) applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument, or (b) entry of a judgment enforcing this Security Instrument. These conditions are that Burrower applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument, or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower (a) nave Lender all sums which then would be due under this Security Instrument and the block had as some forced. (a) pays Lender all sums which then would be due under this Security instrument and the Note had no acceleration of the sums which then would be due under this Security Instrument and the Note had no acceleration of the sums of the summer o (a) pays lettuer all sums which then would be use under this security instrument and the isote had no acceleration occurred, (b) cures any default of any other covenants or agreements, (c) pays all expenses incurred in enforcing this Security Instrument including, but not limited to reasonable attorneys' fees, and (d) takes such action as Lender may Security Instrument, including, but not limited to, reasonable attorneys' fees, and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument. Lender's notice in the Property and Rorrower's reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's ablencion to new the time required by this Cartienty Instrument shall continue inchanged. Here thereit there is a solution to new the time required by this Cartienty Instrument shall continue inchanged. obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Rormaner this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by a it by first class mail unless applicable law ensures use of applicable method. The potter that he descend in the mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Demonstry Address or any other address. Demonstry Address or any other address. Demonstry designation by notice to Londer Any notice to Londer shall be directed to the Property Address or any other address approaches tax requires use or another meanor intender shall be directed to inc first class mail to I and a 's address stated haven as this other address I and a descent by activate Barrows A at action first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower Any notice of a provided from the Source to Borrower and to be to be to be a provided from the Source to Borrower and to be to be to be to be address of 1 and at when a work at provided provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided

If enactment or expiration of applicable laws has the effect of

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to the sums secured by this Security Instrument, whether or not then due

partial prepayment without any prepayment charge under the Note

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers.

Horary Public	instrument was prepared by
	Commission expires: 1 0 - 1 3 - B.C.
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	Other(s) [specify] Other(s) [specify] Other(s) [specify] Otherable Rate Rider Otherable Rate Rate Ra

25. Riders to this Security Instrument. If one or more riders are executed by Hou נאוב לכבטרונץ והגורטותכחו, והכ כסיכתפחנג מחל אפ 24. Attomeys' Fees. As used in this Security Instrument and in the Note. "attomeys' fees." shall include any

stionneys' fees awarded by an appellate court

23. Use of Property. The Property is not currently used for agricultural, timber of grazzing purposes 22. Substitute Trattee. Lender may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, nower and during conferred inon Trustee herein and hy amplicable law.

ובכטווגבא חוב בנספרוא שוום שושו שתו במסוגבא ועב עונא זוושנו מוועשו שום שו ואינים בעשופר וס נעב בכסט סו הבויסטש וושנותושבעו וס בעזוכי בנתוף האביטי טי האביטיוני נווש ספי מווגא זוושנו מוועשון אשובעון צעק אינוססתו בעשופר וס נער ביסוווג שניוויסין נייון בויכף האביטי טי האביטיני נישון ושא שנא העונטיון שום שו ואינים בישופר וס נער בביסט סו הבויסטש legally entried to it Such person or persons shall pay any recordation costs reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security 21. Reconveyance. Upon payment of all sums secured by this Security Instrument. Lender shall request Trustee to

דיסקבודי אות הסטוכר ווב וכוונס אי גוב דיסקבודי וובנוסטונע נואסס אפא עובר הווד ובעוס סטוכרוסה כו רווב ובעכויים אמון סל מסטוכל ווב וכוונס אי גוב דיסקבודי וובנוסטונע גואסס אפא עובר הווד ובעום כטוכרוסה כו רפונג, וובנוטעותע, ט ווחווכל וס, רכבוייבר'ג לככ, סרפווונחזיג סה רכבוייבר'ג סטולג אחל רכי אחל גערחוביים היוד, וובנוט איבויטי לי נואג לבכוורויז והגורווניטו Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver

person, by agent or by judicially appointed receiver) shall be entited to enter upon, take possession of and manage the 20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property. Lender (in the property internation of an analytic property in the property of an analytic property of the property of an analytic property of the property of an analytic property of the prop

expression, impricit the rectent in the state a treate a treat or patient active evinence of the sale, including, but not therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security instrument; and (c) any excess to the person or persons levally entitled to it. expressed or implied. The recitats in the Trustee's deed shall be prima facts evidence of the truth of the statements made I rustee determines. It ustee may postpose sate of any parter of my parter of my protect, up point announcement as my take use of any purchase the Property at any take. Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty.

Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in an) order required by applicable law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest hiddes at the time and place and in any order of asle in one or more particle and in any order. manner prescribed by applicable law to Borrower and to other persons prescribed by applicable law. After the time recorded in each county in which any part of the Property is located. Lender or Trustee shall give notice of sale in the manner meaning he and the property is located. Lender or Trustee shall give notice of sale in 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 If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the

collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, demand and may require the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to et its option ma) require immediate payment in full of all sums secured by this Security Instrument without further defense of Borrower to acceleration and sale. If the default is not curred on or before the date specified in the notice, Lender and (a) that railing to the the betaint on the Property. The notice that it will be the state at a source the state of the right to the source the other spectrated in the notice that interest in acceleration of the right to the Property. The notice shall further inform Borrower of the right to the relation to assert the notice state of the right to the source at a and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured. or mere or any solvernets or any solvernets). The notice that specify: (1) the detault (b) the action required to care the unless applicable law provides otherwise). The notice is misen to Borrows by which the detault must be cured. breach of any covenant or agreement in this Security Instrument (but no: prior to acceleration under paragraphs 13 and 17 breach of any covenant of the section remisted to care the 19. Acceleration; Remedies, Lender shall give n thes to Borrov et priot to acceleration following Borrower's NON EVIFORM COVENANTS BORTOWET and Lender INTINET COVENANT and agree as follows

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STATE OF UREGON COUNTY OF KLAMATH	<u>55</u> .	_ tr	
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