CLee Michael Crawford and Sheilla Crawford, husband, and wife with the state of the as grantor, William Sisemore, as trustee, and KLAMATH FIRST FEDERAL SAVINGS, AND, LOAN, ASSOCIATION, a, corporation organized, and existing under the laws of the United States as bonoficially. To test to the second state to the second state and the second states as bonoficially. To test to the second state to the second state and the second states as to the second state as the second s teebratic strobel stro bestroto 10: W 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: 20 All in Section DO; frenchip 39 South, Range 9 Lose of the Willaman the Heridian. Section 200 frenchip 39 South, Range 9 Lose of the Willaman the Heridian. The Set of the SEt of the Set as follows: . The SWE of the SEE and that portion of the SEE of the SWE as follows: the SEE and the form of the SEE of the SWE as the Work bound ry of the SEE SEE and the Southas seely highway: the Work bound ry of along a frame line, generally iscoped as point of beginning; thence SIGS: on a JA" tron pipe, the a JA" tron pipe refer to comments a slating of ASS, Jifest co of 10.3] feet to the crater offan irrigence SIGS' SOW a discance of 10.3] feet to the crater of said irrigence of ASS feet to be work and the scatter of the state of ASS feet to be stated and constructed, JASS feet to the south operatory line of line of Jeat the discatter of ASS feet to the SE construct of said irrigence in a discatter of ASS south to least inter line of line frame the distance of ASS feet to the SE construct books and the state irrigence in the set the SE construct of the of the state irrigence in a distance of ASS south to the set into the state irrigence is a distance of ASS feet to the SE construct books and the state irrigence is SE SE and the state irrigence is SE SE and a SE the set into the state irrigence is SE SE and it is a distance of ASS feet to the SE construct books and the state irrigence is SE SE and it is the state into the state irrigence is SE SE and a state into a state is the state is the state is SE SE SE and it is the state is t E. C. J. L. 栀葱

TRUSTDEED

THIS TRUST DEED, made this 23Cd day of April

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, 8 262 T

together with all and singular the appurtenances, tenements, hereditaments, rents, issues, profits, water rights, easements or privileges now or 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, venetian blinds, floor covering in place such as wall-to-wall carpeting and lineleum, shades and built in appliances now or hereafter installed in or used in connection with the above described premises, including all interest therein which the grantor has or may hereafter installed in or used in connection performance of each agreement of the grantor herein contained and the payment of the sum of and model by the provest of shundred (s. 17, 500, 00.....). Dollars, with interest therein according to the terms of a promissory note of even, date herewith, payable to the (\$ 17,500.00 ____) Dollars, with interest_thereon_according_to the terms of a promissory note of even date herewith, payable to the

This trust deed shall further secure the payment of such additional money, if any, as may be loaned hereafter by the beneficiary to the gruntor or others having an interest in the above described property, as may be 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 pirt on another, as the beneficiary may elect.

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The grantor hereby covenants to and with the trustee and the beneficiary berein that the start promises and property conveyed (by: this trust deed are free and clear of all focumbrances and that the grantor will and his heirs, against the claims of all persons whomsoever.

characteristics and agrees to pay said note according to the terms against the claims of all persons whomsoever. The grantor covenants and agrees to pay said note according to the terms thereof agrees and property when due, all taxes, assessments and other, charges levied against thereof the terms there of the terms and other, there are an advected to the terms and other, there are an advected to the terms and the terms and the terms and the terms there are an advected to the terms and the term and the terms and the terms and the terms and the terms there are an advected to the terms and the terms there are an advected to the terms there are an advected to the terms there are the terms the term and the terms and the terms the term at term at the term at term at the term at terms at the term at the term at terms at the term at the t

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erson or pressus agains relation interest and or trends increased in induces or locies shall be conclusive and of the brathfulness thereof. Trustee's fees for any of the services in this paragraph shall be not less than S. As additional security, grantor hereby assigns to beneficiary during the continuance of these trusts all rents, issues, royalities and profits of the pro-perty affected by this deed and of any personal property located thereon. Until grantor shall default in the maximum of any indebtedness secured hereby of in the performance of any agreement of any indebtedness secured hereby of in the performance of any agreement of any indebtedness secured hereby of lect all such rents, issues, royalithe hereunder, grantor shall have the right to con-become due and payablo. Upon any did profits earned prior to default as there ficiary may at, any time, without, notified by the grantor hereunder, the barry said property, or the indebtedness hereby secured on the adouacy of the rents, insues and iprofits, indebtedness hereby as pairs due for or otherwise collect the rents, lease osts and expenses of operation and due and unpaid, and apply as it property, issues and iprofits, indebtedness secured hereby, and in such apply as the beneficiary may determine. and in such order?

Should the grantor fail to keep any of the foregoing covenants, then the beneficiary may at its option carry out the same, and all its expenditures there-for shall draw interest at the rate specified in the note, shall be repayable by this connection, the beneficiary shall have the right in its discretion to complete 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 indebtedness, if the reserve account for taxes, 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 nod the amount of such deficit to the principal of the such that be account of such deficit to the principal of the obligation secured, hereby, the amount of such deficit to the principal of the

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property as in its sole discretion it may deem necessary or advisable. The grantor further agrees to comply with all laws, ordinances, regulations, covennais, conditions and restrictions affections affections affections frees and expenses of this trust, including this said property; to pay all colars the other losts and/texpenses of the trust including the cost of tills exercised in enforcing this obligation, and trusters and shourd in connection with or is appear. In and defendiany action or proceeding purporting to affect the secur-tors and expenses, including cost of evidence of tilthe security is the including the security of the security of the security is appear. Including cost of evidence of the purporting to affect the secur-tors and expenses, including cost of evidence of time and subtorney's fees in a which the sum to be fixed by the court, in any such and subtorney's fees ficiary to foreclose this deed, and all said sums shall be accured by this trust deed.

The beneficiary will furnish to the grantor on written request therefor an annual statement of faccount but isball not be obligated or required to furnish

It is mutually agreed that: 1. In the event that any portion or all of said property shall be taken under the right of reminent domain or condemnation, the beneficiary shall have the right of reminent domain or condemnation, the beneficiary shall have the right of reminent domain or condemnation, the beneficiary shall have the right of commence, proceed in its own rame, appear in or defend any ac-tion or proceedings, or to make any compromise or settlement in connection with such taking and, if it iso elects, the require that all or any portion of the money quired to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by the grantor in such proceedings, shall be paid to the beneficiary and applied by it first upon in such proceedings, shall be paid to the beneficiary balance applied upon the indebtiness secured hereby; and the grantor agreed be necessary in obtaining such compensation, promptly upon the beneficiary's construction.

request. 2. At any time and from time to time upon written request of the beneficiary, payment of its fees and presentation of this deed and the note for endorscenent (in case of full reconveyance, for cancellation), without affecting the itability of any period for the payment of the indebtedules, the trustee may (a) consent to the mak-ing of any map or plat of said property. (b) join in granting any easement or creating and restriction thereon, (c) ion in any subordination or other agreement affecting this deed or the lien or charge hereof, (d) reconvey inducting the property (b) join and the rendes therein of any matters or facts shall be conclusive proof of the tuthfulness thereof. Trustee's fees for any of the services in this spararon of whall be not less the

It is mutually agreed that:

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deed or to his successor in interest entitled to such surplus. 10. For any reason permitted by law, the beneficiary may from time to time appoint a successor or successors to any trustee named herein, or to any trustee appointed hereinder. Upon such appointed thereinder. Each appointent as successor trustee herein named or appointed hereinder. Each appointment and subsitivition shall be made by written in the interest. Each appointment and subsitivition shall be made by written in the interest. Each successor interest in the order of the county clerk or recorder of the appointment of the successor trustee. 11. Trustee accents this trust, when this deed, duly executed and acknow-

county or counties in which successor trustee. proper appointment of the successor trustee. 11. Trustee accepts this 'trust' when this deed, duly executed and acknow-tedged is made a public record; as provided by law. The trustee is not obligated to notify any proceeding in which the grant to beneficiary or trustee shall be a say action or proceeding in which the grant beneficiary or trustee shall be a party unless such a public 'too' in the trustee is not obligated is. This idead' applies' too' intergify the 'benefit' of, and binds all parties hereto, their heirs's legatees' devines? administrators, successors and hereto, their heirs's legatees' devines? administrators, successors and hereto, their heirs's legatees' devines? administrators, successors and hereto. The term' 'benefitary' shall mean' the 'holder' and owner, including assigns. for the 'hoots' secured 'hereto' whenever the 'context so' requires, the mark heredor. Includies the 'teminine' and/or 'neuter, and the singular number in-cuble given alural.

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