Byelyn dehn, loung Glerk

TRUST DEED, made this 30th day of April 19.86, between

and the second second

Frank D. Rolling and Diame Rolling, husband and wife as granter, William Sisemore, as trustee, and KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the The modernottes is the feeling contact and poster in the second posterior of the second posterior in t

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:

Lots 5 and 6, Block 60, HOTSERINGS SECOND ADDITION and the Southwesterly 10 feet of vacated alley adjacent in the City of Klamath Falls; in the County of Klamath, State of Oregon

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AND LOAN ASSOCIATION IG! MAIH FIRST FEDERAL SAVING

Grantor's performance under this trust deed and the note it secures may not be assigned to or be assigned by another party. In the event of an attempted assignment or assumption, the entire unpaid balance shall become immediately due and payable 3:30

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which said described real property is not currently used for agricultural timber or grazing purposes,

tagether with all and singular the appurtenance, tenements, hereditaments, rents, issues, profits, water rights, easements or privileges now or together with all and singular the appurtenance, tenements, hereditaments, rents; issues, protits, water rights, easements or privileges now or hereafter belonging, to derived from or in any ise appertaining to the above described premises, and all plumbing, lighting, heating, ventilating, art-conditioning refrigerating, watering and irrigation appearates equipment and fixtures, together with all awaings, venetian blinds, floor covering in place such as wall-to-wall carpeting and linoleum, shades and built-in appliances now or hereafter installed in occused in connection with the above described premises, including all interest therein which the grantor has or may hereafter acquire for the purpose of securing performance of each agreement of the grantor havein contained and the payment of the sum of Ten Thousand Seven hundred and the payment of the sum of Ten Thousand Seven hundred and the payment of the sum of Ten Thousand Seven hundred to the sum of th performance of each agreement of the gramor marein contains and the payment of the terms of the promissory note of even date herewith, payable to the terms of the promissory note of even date herewith, payable to the date of the second of t mercu ros

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porformance of each agreement of the grantor, principal and interest between the continuence of the property of the principal and interest between the property of the grantor of other property, as may be loaned hereafter by the hondreamy of the grantor of others having an interest in the above described property. The grantor of others having an interest in the above described property to the grantor of others having an interest in the above described property to the grantor of others having an interest in the above described property to the grantor of others having an interest in the above described property to the grantor of others having an interest in the above described property to the grantor of others are the property of the property

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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 as they become due, the grantor shall pay the deficit to the beneficiary upon may at his option add the amount of such deficit to the beneficiary obligation secured hereby.

Should the grantor fail to keep any of the foregoing covenants, then the beneficiary imay at its option carry out the same, and all its expenditures therefor shall draw interest at the rate specified in the note, shall be repayable by the grantor on demand and shall be secured by the lien of this trust deed. In 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.

The grantor further agrees to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property; to covenant covenants, conditions and restrictions affecting said property; to covenants, conditions and restrictions affecting said property; to covenants, conditions and restrictions affecting said property; to cost a said expenses of the trustee incurred in connection with or in suffering an obligation, and trustee's and attorney's fees actually incurred; to appear in and center and action or proceeding purporting to affect the control of the

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

It is mutually agreed that:

It is inutually agreed that:

1. In the event that any portion or all of said property shall, be taken under the right of eminent domain or condemnation, the beneficiary, shall have the right to commence prosecute in its own name, appear in or defend any action or proceedings, or to make sumpromise or settlement in connection with such taking and, if it so elects, to require that all or any portion of the money payable as compensation for auch such taking, which are in excess of the amount required 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 any reasonable costs and expenses and attorney's described of the compensation, proceedings, and the balance applied upon the indeedness secured hereby; and the grantor large at its own expenses the such actions and execute such instruments as shall be necessary in obtaining such compensation, promptly upon the beneficiary's request.

request, or the property of the property of the indebtedness the trustee may be described as the person of the property of the property. The grantee in any recommensance may be described as the present or persons levally emitted theretor and the receivable theretor of any matters or facts shall be conclusive provided the property. The grantee in any recommensance may be described as the property of the property of the property. The grantee in any recommensance may be described as the property of the property of the property. The grantee in any recommensance may be described as the property of the property of the property of the property. The grantee in any recommensance may be described as the property of the

As, additional security, grantor hereby assigns to beneficiary during the continuance of these trusts all rents, issues, royalties and profits of the property affected by this deed and of any personal property located thereon. Until the performance of the payment, of any indebtedness secured hereby of an the performance of any agreement hereunder, grantor shall have the right to colbecome (due and payallo). Upon any default, by the grantor hereunder, the beneficiary innay, time, without notice, either in person, by agent of the beneficiary innay; time, without notice, either in person, by agent of by a scoutify for a growth of the person, by agent of the beneficiary innay; time, without notice, either in person, by agent of by a scoutify for any pointed by a scoutify for any painted by a scoutify for any painted by a scoutify for any painted paint thereof, in its own name, sue, for or, other scouses and profits, including those past due and unpaid and application in the same less costs and expenses of operation and collection, indepting reasonable attorneys lifes, upon any indebtedness secured hereby, and in anch coder as sthe beneficiary may determine.

- in the state of th of such rents, issues and profits or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the projecty, and the application or release thereof, as aloresaid, shall not cure or waite any default or notice of default hereunder or invalidate any act done pursuant to such notice.

  5. The grant shall notify hemeficiary in writing of such contents of the above described property and furnish beneficiary on treet for sale of the above described property and furnish beneficiary on the such positions and property and furnish beneficiary on the such position supplies the prehaser as a service charge.

  6. Time is of the essence of this instrument and anali pay beneficiary of the such positions of this instrument.
- a service 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 instrument. The property is the beneficiary may declare all sums secured hereby in agreement hereunder, the beneficiary may declare all written notice of default and election to sell the trust property all notice of default and election to sell the trust property all notice of default and election to be and election to sell the property and notice of default and election to the beneficiary shall deposit with the trustee this trust deed and all promissory the beneficiary shall deposit with the penditures secured hereby, whereupon the notes and documents evidencing expenditures secured hereby, whereupon the trustees shall 'lik' the time and place of sale and give notice thereof as the required by law.

  - trustees shall IIX the time and place of the date set by the Trustee for the Trustee's sale, the granter or other person so privileged may pay the entire amount then due under this trust deed and the state of the prison so privileged may pay the entire amount then due under this trust deed and the obligations secured thereby including costs and expenses actually incurred in enforcing the terms of the obligations are trustees and attorney's fees not exceeding the amount provided by law) other than such portion of the privilege as would not then be due had no default courred and thereby cure the default of the privilege as would not then be due had no default courred and thereby cure the default.

    8. After the lapse of such that as may then be rectured by lary following the interest of all orders of deaths and giving of sald notice for sale, the of sale shall sall sall opporting at the time and pince fixed by hirr in sald notice of sale of the time and pince in lawful money determine; as public anction to the hinder sale. Trustee may postpone is all of land, or furning, as a public and property by public anouncement as and on the public and property by public anouncement.

- nouncement at the time fixed by the pressing postpossment. The trustes shall deliver to the purchase, his deed in form as required by laws convering the protection in the deed of any matters of sarts shall be conclusive proof of the protection in the deed of any matters of sarts shall be conclusive proof of the state that the expenses of the sale including the trustee but including the trustee shall apply the proceeds of the trustee's sale as follows:

  9. When the Trustee sale pursuant to the powers provided herein, and the beneficiary may purchase, at the state shall apply the proceeds of the trustee's sale as follows:

  10. To sale purchase of the trustee's sale as follows:

  11. To the obligation secured to the reasonable charge by the attorney (2) To the obligation secured to trust deed.

  12. To sale persons having recorded liens subsequent to the trust deed.

  13. To sale persons the trust deed as their interests appear to the trust deed or to his successor in interest entitled to such surplus.

  14. To sale persons the trust deed as their interests appear to the order of their priority.

  15. To sale persons the trust deed as their interests appear to the order of their priority.

  16. To sale persons the trust deed as their interests appear to the order of their priority.

  17. To sale persons the trust deed as their interests appear to the order of their priority.

  18. To sale persons the trust deed as their interests appear to the order of their priority.

  18. To sale persons the trust deed as their interests appear to the order of their priority of the trust deed as their interests appear to the trust deed as the trust deed a
  - order of their priority. (4) The aurplus, if any, to the grantor of the trust

    10. For any reason permitted by law, the beneficiary may from time to
    import a successor or successors to any trustee named herein, or to
    successor trustees appointed hereunder. Upon such appointment and without conveyance to the successor trustee, the latter shall be vested with all title, powers
    and duties conferred upon any trustee herein named or appointment and substitutions
    such appointment and substitution shall be made by written instrument excuted
    such appointment and substitution shall be made by written instrument excuted
    such appointment and substitution to this trust deed and its place of
    such appointment and substitution to the successor trustee.

    The trustee accepts this trust when this deed, duly executed and obligated
    to notify any party hereto of pending sale under the trustee is and obligated
    to notify any party hereto of pending sale under any other deed trust or of
    any action or proceeding in which the grantor, beneficiary or trustee.

    12. This deed applies to immediate the benefit of, and binds all parties
    hereto, their heirs legates devisees, administrators, executors, auscessors and
    ledged. The term' beneficiary, shall mean the holder and owner, including
    hereto. The term' beneficiary, shall mean the holder and owner, including
    ender includes the feminine and for neuter, and the singular number incuine gender includes the feminine and for neuter, and the singular number in-

8. After the said notice of detaile and place lived order as he	you the prefile in constraints the feminine and/or neuter,
8. After the motion of delaying and pince liked one in the condition of said notice of delaying and in such order as he size shall self said property at the time and pince; and in such order as he said either as a whole or in separate pincels; and in such order as he said either as a whole or the highest bidder for cash; in laying money as all either as a whole said with the said of the said property by public announcement as such itself states of the said by put the said of the sa	please of the place of place o
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P. O. Box 5270 Klamath Falls, Oregon 97601	
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## REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed of have been fully paid and satisfied. You bestepy are directed, on payment to you of any sums owing to you under the terms of said trust deed (which are delivered to you herewith together with said pursuant to statule, 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 terms of said trust deed the estate now held by you under the same. TO: William Sisemore,

the understand and satisfied.  been fully paid and satisfied of indebteaness because the best fully paid and satisfied by under to statute, to cameal all evidences of indebteaness because designated by under the parties designated by deed and to reconvey, without wan; any, to the parties designated by deed and to reconvey, without wan; any, to the parties designated by deed and to reconvey, without wan; any, to the parties designated by deed and to reconvey.	Clamath First Federal Savings & Loan Association, Beneficiary
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DATED: 4 ( ) 1 m