		<b>e</b>		1292
sufficiency allocations and the strategies and p notices of extension of the closure to charge the fighted of the strategies of the strate		Mill Brunit With Steeler And States	This form is used in connection ) deeds of trust insured under the to four-family provisions of	
计特别转移 计算机结合 计自由分子 计可分子 计分子	DEED (	OF TRUST		••••••••••••••••••••••••••••••••••••••
		(i) a supervise control of the Motification		
	an a		, 19_ <u>8</u>	<u>36</u> ,
THIS DEED OF TRUST, made this	?5th day of	JONE		
이 관객들은 정원을 가지 못하는 것이 있는 것이 같다.	a a geografiet i sa	서는 이번 일반 위험은 사람이 가지면 <u></u>	, as give	
whose address is <u>4423 WINTER AVEN</u> Street	ing the second	KLAMATH FALLS	97603 State of Ore	egon,
whose address is	and number)	en lange di Kapis	(City)	e, and
ADI IM 2		the second s	AN A CONTRACT OF A CONTRACT. CONTRACT OF A CONTRACT. CONTRACT OF A CONTRACT. CONTRACT OF A CONTRACT. CONTRACT OF A CONTRACT OF A CONTRACT OF A CONTRACT OF A CONTRACT. CONTRACT OF A CONTRACT OF A CONTRACT OF A CONTRACT. CONTRACT OF A CONTRACT OF A CONTRACT. CONTRACT OF A CONTRACT OF A CONTRACT OF A CONTRACT. CONTRACT OF A CONTRACT OF A CONTRACT. CONTRACT OF A CONTRACT	
hope a manobra apropriation	2943 - 1973 - 1975 - 1975 Geografie - 1973 - 197 <u>5 - 19</u>	·····································		
A COLDINER MOR	TGAGE, INC., 8	in Oregon corporation	, as benefit	iciary.
	· · · · · · · · · · · · · · · · · · ·	THREATHS SELLS and COL	IVEYS to TRUSTEE IN TRUST,	VIII.
WITNESSETH: That Grantor in	revocably GRANTS,	BARGAINS, SELLS	Courses State of Oregon, describ	bed as:
	TT AMATH		County, State of Oregoin,	
	PAT AT KINUMULU			
	$1.1 - Nomeh 1^{\circ}$	12' West a distance C	I JJIII a list mombra th	ne ł
Beginning at a point which line, and North 88°57' East section corner common to Se	a distance of	1. Township 39 South	Range 9 East of the Wil	llamette
section corner common to be	• continuing	North 88° 57' East a	distance of one faith feet.	more or
Section corner common to Se Meridian and running thence point; thence North 1°12' W less, to an iron pin on the	lest parallel t	the section line a	tion 11; thence South 88	° 38' n iron
less, to an iron pin on the	f the SISWINW	of Section 11, a di	leas to the point of	beginning,
less, to an iron pin on the West along the North line of pin; thence South 1°12' Eas being in the SigSWiNW: of Se	st a distance (	of 331.4 feet, more o nship 39 South, Range	9 East of the Willamett	e
heing in the Sidwiwww of be				
Meridian. EXCEPTING THEREFROM that po	ortion lying w	ithin Winter Avenue.		
			ses.	
which said described property is not cur	fictury ased for agen	the sector therein	to belonging or in anywise appertain	ning, the
Together with all the tenements, heredi rents, issues, and profits thereof, SUBJ	itaments, and appurte	the right, power, and authority	hereinafter given to and conferred up	on Bene-
rents, issues, and profits thereof, Sobo	investigated profits			
	C Sulling	NCE of each agreement of Grant	or herein contained and payment of the second se	
S FORTY-THREE THOUSAND IS	IVE HUNDRED FO	RTY-FOOR AND GOT LOOP		
(\$43,544.00)		g to the terms of a promissory no	te, dated June 25	not sooner
noid chall be due and payable on the	nrst day of	WWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWW	monthly payments on any princip	WWWWWWWWWWWW
paid, shall be due and payable on the 1. NANK JAX KANAKAKAKAKAKAKAKA DINANK KANAKAKAKAKAKAKAKAKAKA DINANK XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	NA MADDAXXXXXXX	With Privilege is reserve	ved to pay the debt, in	whole or
DIX NOT XOUNDARY AUTOM	dition t	o the monthly payments of princ	ipui une i	
note, on the that day of the	n - Friend equal to	o the ground rents, it any, and t	their of fire and other	r hazard in-
(a) A sum, as estimated by the	L the premium	s that will next become due and	payable on policies of fire and other	isfactory to
surance on the premises covered her	second to Bene	ficiary all bills and notices therei	or, itss an sums discossments will be	-come delin-
surance on the premises covered her Beneficiary, Grantor agreeing to deliv the number of months to elapse befor quent, such sums to be held by the B	e 1 month prior to the	date when such ground rents, pr	s, taxes and special assessments, befo	re the same
quent, such sums to be need by the E		·	the under the note sec	ured hereby
become delinquent; and (b) All payments mentioned in shall be added together and the aggr	n the preceding subsection amount thereof	ction of this paragraph and all pa	yments to be made under the note sec ngle payment to be applied by Benef	iciary to the
shall be added together and the age	cgale allount the	and the second		
(f) ground rents, it any, taxes, speet		· · · · · · · · · · · · · · · · · · ·		he next such
(III) amortization of the principal of	the second	e monthly payment shall, unless	made good prior to the due date of t	ne next such
navment, constitute an event of der	duit uneer there?	f is not paid within fifteen (15) C	ays from the date the sa	
3. In the event that any payn to pay a "late charge" of four cent	nent or portion theree is (4¢) for each dollar	so overdue, if charged by Bene	ficiary. ing shall exceed the amount of paym case may be, such excess, if the loan carefunded to the Grantor, If howe	ents actually
to pay a "late charge" of four cent 4. If the total of the paymer made by Beneficiary for ground ren	nts made by Grantor	ts, or insurance premiums, as the	case may be, such excess, if the loan , or refunded to the Grantor. If howe	ver, the mon-

made by Deneticiary for ground tends, and on subsequent payments to be made by Grantor, or refunded to the Grantor. If however, the mon-the option of the Grantor shall be credited on subsequent payments to be made by Grantor, or refunded to the Grantor. If however, the mon-the option of the Grantor shall be credited on subsequent payments to be sufficient to pay ground rents, taxes, and assessments, and insurance thly payments made under (a) of paragraph 2 preceding shall not be sufficient to pay ground rents, taxes, and assessments, and insurance premiums, as the case may be, when the same shall become due and payable, then Grantor shall pay to Beneficiary any amount necessary to premiums, as the case may be, when the same shall become due and payable, then Grantor shall pay to Beneficiary any amount necessary to make up the deficiency on or before the date when payment of such ground rents, taxes, assessments, or insurance premiums shall be due. If STATE OF OFFICIAN.

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days.

at any time Gran for shall tender to Beneficiary, in accordance with the provisions hereof, full payment of the entire indebted ar any une oran for snan tender to beneficiary in accoroance with the provisions hereot, full payment of the entire indepictures scuttered by Beneficia by Stall, in computing the amount of indebtedness, credit to the account of Grantor any balance remaining in the funder Thereby sectors by an any in computing the anomal of indeptedness; creat to the account of Orantor any valance remaining in the industry account of Orantor any valance remaining in the industry account of the provisions of this Deed of Trust and the address of the provisions of this Deed of Trust and the industry accounts the provisions of this Deed of Trust and Provide the provisions of (a) of paragraph 2/hereot. If there shall be a detault under any of the provisions of this because of a line and the provisions of the backward of the provisions of the backward of the provision of the provisions of the <sup>12</sup> thereafter a sale of the premises in accordance with the provisions hereot, or it the Beneficiary acquires the property otherwise after octains <sup>13</sup> Beneficiary shall a pply, at the time of the commencement of such proceedings, or at the time the property is otherwise acquired, the balance <sup>14</sup> then remaining the the funde accumulated under (a) of presserve 2 preceding, as a credit against the amount of principal then remaining in. then remaining in the funds accumulated under (a) of paragraph 2 preceding, as a credit against the amount of principal then remaining un-TO PROTECT THE SECURITY OF THIS DEED OF TRUST, GRANTOR AGREES:

5. To keep said premises in as good order and condition as they now are and not to commit or permit any waste thereof, reasonable

6. To complete or restore promptly and in good workmanlike manner any building or improvement which may be constructed, and or destroyed thereon, and new when due all costs incurred therefor, and if the loss costruct hereby a part thereof is bring ab

0. To complete or restore promptly and in good workmanike manner any building or improvement which may be constructed, damaged, or destroyed thereon, and pay when due all costs incurred therefor, and, if the loan secured hereby or any part thereof is being obtainaged, or destroy to direction, and pay when due an costs incurred incretor, and, it the toan secure incretor to the toan secure incretor of improvements on said property, Grantor further agrees: (a) to commence construction promptly and in any event within 30 days from the date of the commitment of the Department of Hous-(a) to commence construction promptly and it any event within 50 days from the date of the communent of the Dep ing and Urban Development, and complete same in accordance with plans and specifications satisfactory to Beneficiary,

(b) to anow Dimension repeated and property at an ones during construction, (c) to replace any work or materials unsatisfactory to Beneficiary, within fifteen (15) calendar days after written notice from some of work four which notice may be sign to the Granter by resistand wail, text to his last known address of by parconal carries of (c) to replace any work or materials unsatisfactory to Beneficiary, within fifteen (15) calendar days after written notice from Beneficiary of such fact, which notice may be given to the Grantor by registered mail, sent to his last known address, or by personal service of

(d) that work shall not cease on the construction of such improvements for any reason whatsoever for a period of fifteen (15) calendar

days. The Trustee, upon presentation to it of an affidavit signed by Beneficiary, setting forth facts showing a default by Grantor under this numbered paragraph is authorized to accent as true and conclusive all facts and statements therein, and to act thereon bereunder numbered paragraph, is authorized to accept as true and conclusive all facts and statements therein, and to act thereon hereunder. 8. To comply with all laws, ordinances, regulations, convenants, conditions, and restrictions affecting said property.
9. To provide and maintain insurance against loss by fire and other barards, casualties, and contingencies including with the second state of the sec 9. To provide and maintain insurance against loss by fire and other hazards, casualties, and contingencies including war damage as a required from tight to time by the Deneficient in such amounts and for such periods as may be required by the Deneficient with these 9. To provide and maintain insurance against loss by fire and other nazards, casualties, and contingencies including war damage as may be required from time to time by the Beneficiary in such amounts and for such periods as may be required by the Beneficiary, with loss name to the Beneficiary and Constant on their interacts mail appears and to deliver all policies to Beneficiary, with a delivery shall constitute

anay or required from unit to time by the beneficiary in such amounts and for such periods as may be required by the beneficiary, with loss payable to the Beneficiary and Grantor, as their interests may appear, and to deliver all policies to Beneficiary, which delivery shall constitute ignment to Beneticiary of an return premiums. 10. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or an and should Beneticiary or Trustee elect to also appear in or defend any such action or proceeding to any all action and appear in a defend any such action or proceeding to also appear in a defend any such action or proceeding to also appear in a defend any such action or proceeding to also appear in a defend any such action or proceeding to also appear in a defend any such action of a such action of a defend any such action of a such action of a defend any such action of a such a

Trustee; and should Beneficiary or Trustee elect to also appear in or defend any such action or proceeding, to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum incurred by Beneficiary or Trustee. 11. To pay at least 10 days before delinquency all assessments upon water company stock, and all rents, assessments and charges for a neuroparticle with said property to pay, when due all ensumbrances, charges, and liens with interest, on said 11. To pay at reast to days before demiquency at assessments upon water company stock, and an rents, assessments and charges for water, appurtenant to or used in connection with said property; to pay, when due, all encumbrances, charges, and liens with interest, on said property or any part theraif, which at any time appear to be prior or superior baretor to pay off source, and superses of this Tents.

water, appurtenant to or used in connection with said property; to pay, when due, an encontorances, charges, and hens with interest, on said property or any part thereof, which at any time appear to be prior or superior hereto; to pay all costs, fees, and expenses of this Trust. 12 To nav immediately and without demand all sume expended hereunder by Reneficiary or Trustee, with interest from date of ex-12. To pay immediately and without demand all sums expended hereunder by Beneficiary or Trustee, with interest from date of ex-Penditure at the rate provided on the principal debt, and the repayment thereof shall be secured hereby. 13. To do all acts and make all payments required of Grantor and of the owner of the property to make said note and this Deed eligi-incurance by Dependicipal under the provisions of the National Housing Act and appendments thereto, and append to do, or cause or 15. To do an acts and make an payments required of Orantor and of the owner of the property to make said note and this Deed englished to be done. The or which will void each insurance during the evictance of this Deed suffer to be done, any act which will void such insurance during the existence of this Deed.

14. Should Grantor full to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation is and without releasing Crantor from any obligation hereof, may Make or do the same

14. Should orallor fail to make any payment or to do any act as nerein provided, then beneficiary of Trustee, our without constants so to do and without notice to or demand upon Grantor and without releasing Grantor from any obligation hereof, may: Make or do the same in such manner and to such extent as either may deem processary to protect the security hereof. Reneficiary or Trustee heing authorized to so to to and without notice to or domain upon Grantor and without releasing Grantor from any congation hereor, may: Make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof. Beneficiary or Trustee being authorized to any structure the manner and to such extent as either may deem necessary to protect the security hereof. Beneficiary or Trustee being authorized to in such manner and to such extent as either may deem necessary to project the security nereor, Beneficiary or Trustee being authorized to enter upon the property for such purposes; commence, appear in and defend any action or proceeding purporting to affect the security hereof or the vielts or powers of Desufficient or Trustee pair. Purplate context, or comprehension and another and charge or line which in the indeenter upon the property for such purposes; commence, appear in and defend any action of proceeding purporting to affect the security nered or the rights or powers of Beneficiary or Trustee; pay, purchase, contest, or compromise any encumbrance, charge, or lien which in the judg-ment of oither appears to be refer to supprior berefor and in avariation any study powers incur any liekility, available in the judgor the rights of powers of Beneficiary or Trustee; pay, purchase, contest, or compromise any encumorance, charge, or iten which in the judge-ment of either appears to be prior or superior hereto; and in exercising any such powers, incur any liability, expend whatever amounts in its absolute discretion it may down processes therefore including costs of avidance of title apploy, counsel, and pay his processes for the

ment of enter appears to be phot of superior nereto; and in exclusing any such powers, incut any maonity, expend whatever amounts absolute discretion it may deem necessary therefor, including costs of evidence of title, employ, counsel, and pay his reasonable fees. 15. Should the property of any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding. 15. Should the property of this part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged by fire, or earthquike, or in any other manner, Beneficiary shall be entitled to all compensation, awards, and other payments or - the therefore and shall be entitled at its option to compare in and respective in its own name. But option of the payments of the or damaged by tire, or earthquake, or in any other manner, Beneficiary shall be entitled to all compensation, awards, and other payments or relief therefor, and shall be entitled at its option to commence, appear in, and prosecute in its own name, any action or proceedings, or to make any compromise or settlement in connection with such taking or damage. All such compensation, awards, damages rights of action rener interestor, and shall be entitled at its option to commence, appear in, and prosecute in its own name, any action or procedungs, or to make any compromise or settlement, in connection with such taking or damage. All such compensation, awards, damages, rights of action and proceede including the proceede of any policies of fire and other inclusions affecting said property, are bareful assigned to Ponefacions make any compromise or sentences, in connection with such taking or damage. An such compensation, awards, damages, rights or action and proceeds, including the proceeds of any policies of fire and other insurance affecting said property, are hereby assigned to Beneficiary, who may after deducting therefrom all its expenses, including attorney's fees, release any moneys so received by it or apply the same on any and proceeds, including the proceeds of any poinces of the and other insurance affecting said property, are increased assigned to beneficiary, who may after deducting therefrom all its expenses, including attorney's fees, release any moneys so received by it or apply the same on any indebtadness coursed berefy Grentor parene to execute such further assignments of any compensation, award damage and rights of action indebtedness secured hereby. Grantor agrees to execute such further assignments of any compensation, award, damage, and rights of action

I6. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right either to require prompt

payment when due of all other sums so secured or to declare default for failure so to pay.

17. At any time and from time to time upon written request of Beneficiary, payment of its fees and presentation of this Deed and the 1/. At any time and from time to time upon written request of Beneficiary, payment of its fees and presentation of this beed and the note for endorsement (in case of full reconveyance, for cancellation and retention), without affecting the liability of any person for the payment of the indebtedness. Thirttee matter to the making of any map of plat of said property (b) iois in graphics any account of the making of any map of plat of said property (b) iois in graphics any account of the payment of the indebtedness. ment of the indebtedness Trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or ment of the indebtedness Trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or mention any easement or other approach of the first of the second of the line of above there is the second of the ment of the indeptedness I rustee (hay (a) consent to the making of any map of plat of said property; (b) join in granting any easement of creating any restriction thereon; (c) join in any subordination of other agreement affecting this Deed of the lien of charge thereof; (d) reconvey, without more the appropriate any part of the property. It warranty, all or any part or the property. The Grantee in any reconveyance may be described as the "person or persons legally entitled thereto," and the recitals therein of any

matters er facts shall be conclusive proof of the truthfulness thereof. 18. As additional security, Grantor hereby assigns to Beneficiary during the continuance of these trusts, all rents, issues, royalties, and of the property offerted by this Deed and of any property located thereas. Used Constantial default in the property of any

To. As auditional security, Granico nervoy assigns to beneficiary during the communice of these trusts, an rents, issues, royantes, and profits of the property affected by this Deed and of any personal property located thereon. Until Grantor shall default in the payment of any indebtedness control berefet to called all one to the performance of one content for the first to called all each terms for the performance of one content for the performance of the performan indebtedness secured hereby or in the performance of any agreement hereunder, Grantor shall have the right to collect all such rents, issues, royalties, and profits earned prior to default as they become due and payable. 165, and promis earned prior to denault as they become due and payaole. 19. Upon any default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon any take possession of said proper-

court, and without regard to the adequacy of any security for the indeptedness nereby secured, enter upon any take possession of said proper-ty or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and ty or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expensits of operation and collection, including reasonable attorney's fees, upon any indebtedness secured baraby, and in such order as Repeficiery may determine. The entering upon and taking possession of said property, the collection of such

apply the same, less costs and expensits of operation and conection, including reasonable anothery's ices, upon any indeoteconess secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such hereby is used and the application thereof as of oriented what her out or while any default of posterior of default becomes as in renersy, and in such order as beneficiary may determine. The emering upon and taking possession of said property, the concernon of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or in-20. Upon default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, or debic Dard and sold note not be allockly for insurance under the Mericanal Housing Act within should this Deed and said note not be eligible for insurance under the National Housing Act within should this Deed and said hole not be engine for insurance under the logiting and Housing Act within months from the date definition in the date of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subviousent to the date of the Development to the date of the date of the Development to the date of

hereot (written statement of any office) of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to ing to fisure said note and this Deed, being deemed conclusive proof of such ineligibility), or should the commitment of the Department of Housing and Hehan Development to insure this loan cease to be in full force and effect for any reason whatsoever. Beneficiary may declare all Ing to matter said note and this Deed, being deemed conclusive proof of such metagiouity), or should the commitment of the Department of Housing and Urban Development to insure this loan cease to be in full force and effect for any reason whatsoever, Beneficiary may declare all sums control horsets immediately discord powells by delivery to Truster of written dealerstics of default and demend for all only of a function of default and demend for all only of the function of default and demend for all only of the function o sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale, and of written and of election to course the property to be cold, which notice Trustee shall course to be duly field for record. Poneticipational sums secured nereby minediately due and payable by delivery to trustee of written declaration of default and demand for sale, and of written notice of default and of election to cause the property to be sold, which notice Trustee shall cause to be duly filed for record. Beneficiary shall

insurance premium to the Department of Housing and Urban Development.

also deposit with (rustee this Deed, the note and all documents evidencing expenditures secured hereby. This option may not be exercised by also deposit with trustee this Deed, the note and au documents evidencing expenditures secured nereby. I his option may not be exercised by the Beneficiary when the ineligibility for insurance under the National Housing Act is due to the Beneficiary's failure to remit the mortgage 21. After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale 41. After the tapse of such time as may then be required by law following the recordation of sald notice of default, and notice of sale having been given its then required by law, Trustee, without demand on Grantor, shall sell said property at the time and place fixed by it in and notice of sale without and notice of the sale of having been given its them required by law, it rustee, without demand on Orantor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine (but subject to any statutory right of Grantor to direct the order in which much property if consisting of coursel known lots or percels, shall be cold. It public surgices to the bishest bishes said notice or sale, (ittner as a whole or in separate parcels, and in such order as it may determine (but subject to any statutory right of Grantor to direct the order in which such property, if consisting of several known lots or parcels, shall be sold), at public auction to the highest bidder for each in lawful money of the United States, paughle at time of cole. Trustee may nothone cale of all or any partice of said property by to direct the order in which such property, if consisting of several known lots or parcels, shall be sold), at public auction to the nighest blocer for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public appoincement at such time and place of sale, and from time to time thereafter may postpone the sale by public announcement at the for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone the sale by public announcement at the public announcement at such time and place of sale, and from time to time thereaster may postpone the sale by public announcement at the time fixed by the proceeding postponement. Trustee shall deliver to the purchaser its Deed conveying the property so sold, but without any compared of any matters of force shall be concluding the residue in the Deed of any matters of force shall be concluding proof of the truthfollows time fixed by the proceeding postponement. Trustee shall deliver to the purchaser its Deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the Deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any percontine under the sale. After deducting all costs, fact, and expenses of Trustee and covenant or warranny, express or implied. The recitais in the Deed of any matters or facts shall be conclusive proof of the truthiumess thereof. Any person, including Grantor, or Beneficiary, may purchase at the sale. After deducting all costs, fees, and expenses of Trustee and of this trust including cost of title auidence and teaconable attorney's fees in connection with cole. This toget shall contract the recent of the proceeds of coloring to the sale at the sale. thereor. Any person, including Grantor, or Beneficiary, may purchase at the sale. After deducting all costs, fees, and expenses of i rustee and of this trust, including cost of title evidence and reasonable attorney's fees, in connection with sale, Trustee shall apply the proceeds of sale to the purchase of all time or this trust, including cost of the evidence and reasonable attorney's rees, in connection with sale, a rustee snan apply the proceeds of sale to the payment of all sums expended under the terms hereof not then repaid, with accrued interest at the rate provided on the principal debt; all other sums then convert hereby and the president if pays to the paper beauty entitled thereby 22. Beneficiary may, from time to time, as provided by statute, appoint another Trustee in place and instead of Trustee herein named, and Trustee herein hand about he discharged and Trustee or provinted shall be substituted as Trustee herein hander with the same 42. Denenciary may, from time to time, as provided by statute, appoint another i rustee in place and instead of i rustee herein named, and thereupon the Trustee herein named shall be discharged and Trustee so appointed shall be substituted as Trustee hereunder with the same effort as if originally named. Trustee herein as it originally hands it rustee herein.
 23. This Deed shall inure to and bind the heirs, legatees, devisees, administrators, executors, successors, and assigns of the parties and solvers. The term 'Departicipant's shall mean the owner and holder, including 23. This Deed shall inure to and bind the heirs, legatees, devisees, administrators, executors, successors, and assigns of the parties hereto. All obligations of Grantor hereunder are joint and several. The term "Beneficiary" shall mean the owner and holder, including number of the note secured hereby, whether of not named as Beneficiary herein.

24. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made public record as provided by law. Trustee is 24. Irustee accepts this irust when this Deed, duiy executed and acknowledged, is made public record as provided by law. Irustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Penaficiary or Trustee shall be a party unless brought by Trustee. Beneficiary, or Trustee shall be a party, unless brought by Trustee.

ictary, or irustee shall be a party, unless orought by irustee. 25. The term "Deed of Trust," as used herein, shall mean the same as, and be synonymous with, the term "Trust Deed," as used in "s of Oregon relative to Deede of Trust and Trust Deede Whenever used, the singular number shall include the plural, the plural the 25. The term "Deed of Trust," as used herein, shall mean the same as, and be synonymous with, the term "Trust Deed," as used in the laws of Oregon relating to Deeds of Trust and Trust Deeds. Whenever used, the singular number shall include the plural, the plural the term is and the supplicable to all condents.

ar, and the use of any gender shall be applicable to all genders. 26. Attorney's fees, as used in this Deed of Trust and in the Note, "Attorney's Fees" shall include attorney's fees, if any, which shall be awarded by an Appellate Court.

CARL JONES ATRICIA A. JONES 7.CV. ATE OF OREGON Signature of Grantor. 22. 1, the undersigned, Susan R. Strampe 5th day of Sung and Talks a burg nature of Grantor. F. Carl Patricia A. Butler Some S to me known to be the individual described in and who executed the within instrument, and acknowledged that , hereby certify that on this therein mentioned. Given under my hand and official seal the day and year last above written. free and voluntary act and deed, for the uses and purposes Pablical Ser Bor Role STRAMPEON Nota VOTARY PUBLIC - OREGON My commission expires REQUEST FOR FULL RECONVEYANCE To: TRUSTEE. Do not record. To be used only when note has been paid. The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, The undersigned is the regal owner and notice of the note and an other indeptedness secured by the within Deeu of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed on navment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note show mentioned, and all together with all other indeptedness secured by said Deed of Trust, has been tuny paid and satisfied; and you are nereby requested and directed on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other avidances of indebtedness secured by said Deed of Trust delivered to you berewith together with the said Deed of Trust, and to threeted on payment to you or any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and au other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey without warranty to the parties designated by the terms of said Deed of Trust, all the setate now held by you therewider. other evidences of indeoleaness secured by said Deed of Trust derivered to you nerewith, together with the said Deed of Trust, and reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder. Mail reconveyance to STATE OF OREGON COUNTY OF 22. Thereby certify that this within Died of Trust was filed in this office for Record on the of Record of Morigages of page o'clock M., and was duly recorded in Book day of County, State of Oregon, on By Recorder. Deputy. STATE OF OREGON

## 11497

## Attachment 1

FHA NO. 431-1823085

STATE OF OREGON

## RIDER TO DEED OF TRUST

	his RIDER to DEED OF TRUST is attached to and made a part of that
• .	, 19 <u>86</u> , between
DEED	F TRUST dated June 25, 19 86, between
	BRANTOR F. CARL JONES AND FAIRIOIN BUTLER
۰.	TOUSTEE ASPEN TITLE & ESCROW, an Oregon corporation
	RENEFICIARY TOWN & COUNTRY MORTGAGE, INC., an Oregon corporation

- 1. <u>LUMP-SUM MURTGAGE INSURANCE PREMIUM:</u> Grantor and Beneficiary acknowledge and agree that the HUD Mortgage Insurance Premium has been prepaid for the entire term of the loan secured by this Deed of Trust and will not be paid in monthly installments as required by the Deed of Trust. The terms and conditions of this Deed of Trust shall be construed and enforced consistent: with such prepayment. In the event of prepayment of the loan secured by this Deed of Trust the rebate or refund of unearned mortgage insurance premium, if any, will be calculated and paid in accordance with applicable HUD rules and regulations.
  - ADDITION TO PARAGRAPH 20: There is added to Paragraph 20 of the Deed of Trust the following: Beneficiary may not declare all sums secured hereby immediately due and payable because of the ineligibility for insurance under the National Housing Act if such ineligibility results from Beneficiary's failure to remit the mortgage insurance premium to the Department of Housing and Urban Development.

GRANTOR F. CARL JONES

Return to" Town + Country Mortgage 803 Main Klamath Falls, Oir 97601

STATE OF OREGON: COUNTY OF KLAMATH:	SS.		the	lst day	
Filed for record at request of	11:52 o'clock	<u>A</u> M., and du	ly recorded in Vol.	<u>M86</u> _,	
of A.D., 19 A.D., 19 at of of Mortgages		_ on Page114	<u>94</u> . County Clerk	1° AK	-
	EV	velyn Biehn, By	PAM X	milla	