

Filed for Record at Request of

66116

Return to

Name Metropolitan Mortgage & Securities Co., Inc.

Address West 929 Sprague Avenue

City and State Spokane, WA 99204

THIS SPACE PROVIDED FOR RECORDER'S USE

177C-16500

DEED OF TRUST

THIS DEED OF TRUST, made this 13th day of June, 1986, between RAYMOND D. RUEGGER and ARLENE K. RUEGGER, husband and wife, whose address is 3110 Butte Street, Klamath Falls, OR 97601, Grantor.

Trustee, whose address is 407 Main, P.O. Box 5017, Mountain Title Company of Klamath County, Klamath Falls, OR 97601, and WESTERN UNITED LIFE ASSURANCE COMPANY, A Washington Corporation, Beneficiary whose address is West 929 Sprague Avenue, Spokane, WA 99204

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property

KLAMATH County, OREGON.

THIS IS A PURCHASE MONEY DEED OF TRUST.

Beginning at the SW corner of Lot 17 in Block 21 INDUSTRIAL ADDITION to the City of Klamath Falls; thence Southeasterly along Martin Street 37 1/2 ft; thence Northeasterly and parallel with Oak Avenue, 50 ft; thence Northwesterly parallel with Martin Street, 37 1/2 ft; thence Southwesterly parallel to Oak Avenue, 50 ft to the place of beginning, being part of Lots 17 & 16 of said Block and Addition.

The purchasers acknowledge that they have made a full inspection of the above-described premises and that they are purchasing said premises solely in an "as is" condition and that they have entered into this agreement in full reliance upon their own independent investigation and not upon any representations thereto made by the seller or any agent or attorney for the seller.

It is acknowledged by all parties that the terms of this agreement may vary from the terms contained in the original receipt and agreement, and/or any other preliminary agreements made prior to the signing hereof in connection with the transaction. The parties hereto waive any claim each against the other by reason of such variance, it being agreed by all parties that the terms hereof shall control, and are accepted by all parties, as against any conflicting provisions of said preliminary agreement and/or any of them.

which real property is not used principally for agricultural or farming purposes, together with all tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof.

This deed is for the purpose of securing performance of each agreement of grantor herein contained, and payment of the sum of FIVE THOUSAND SIX HUNDRED AND NO/100 Dollars (\$ 5,600.00) with interest, in accordance with the terms of a promissory note of even date herewith payable to Beneficiary or order, and made by Grantor, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

This Deed of Trust is junior and inferior to that certain

to or between dated and to that certain dated to or between

THANUS EIGHT MOORE - OREGON VISION

As a part of the consideration herein the grantor agrees to keep all conditions and covenants contained in said prior indebtedness current, and any default in any of said conditions or covenants shall be deemed a default herein and the beneficiary shall have the option of paying any sums necessary to correct such default and add the same, together with a \$50.00 advance fee, to the unpaid balance of the Note secured at its same rate of interest as set forth hereinbelow or to make demand upon the grantor to correct such default in writing within 10 days and upon his failure to do so in accordance with said demand the beneficiary may proceed with all the legal remedies including foreclosure of this Deed of Trust and any other security given simultaneously herewith in accordance with said default.

To protect the security of this Deed of Trust, Grantor covenants and agrees.

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property.
2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.
3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary as its interest may appear and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.
5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.

6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, together with a \$50.00 advance fee for each such payment, shall be added to and become a part of the debt secured in this Deed of Trust and shall thereafter bear interest at the rate set forth in the note secured hereby.

7. As additional security, Grantor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Grantor the right, prior to any default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such 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 and take possession of said property 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 expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection 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 invalidate any act done pursuant to such notice.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award of such portion thereof as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.
2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.
3. The Trustees shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.
4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.
5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchasers and encumbrances for value.
6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.
7. In the event, of the death, incapacity or disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee 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, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.
8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors, successors and assigns; The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

Raymond D. Ruegger (Seal)
RAYMOND D. RUEGGER
Arlene K. Ruegger (Seal)
ARLENE K. RUEGGER
Arlene K. Ruegger (Seal)
ARLENE K. RUEGGER

STATE OF OREGON } ss. STATE OF WASHINGTON }
COUNTY OF Klamath } ss. COUNTY OF }
On this day personally appeared before me

On this day of 1986 before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
Raymond D. Ruegger and
Arlene K. Ruegger
to me known to be the individual described in and who executed the within foregoing instrument, and
acknowledged that they signed the same as
Secretary respectively, of

their free and voluntary act and deed, for the uses and purposes therein mentioned.
GIVEN under my hand and official seal this 18th day of July 1986
Trudie Durant
Notary Public in and for the State of OREGON residing at Klamath Falls Oregon
the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that
authorized to execute the said instrument and that
Witness my hand and official seal hereto affixed the day and year first above written
TRUDIE DURANT
NOTARY PUBLIC OREGON
My Commission Expires residing at

REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when note has been paid.

TO: TRUSTEE.
The undersigned is the legal owner and holder of the note and all indebtedness secured by the within Deed 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 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 evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to convey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.