68573 (Oregon-Sh	105 HAUST	Vol. MS o	_Page_ <u>,2158</u> 4
<u>Klamath Falls</u> , Oregon	Date:	November 21	
Grantor(s): Robert Lynn McCourt	Address:	Rt. 2, Box 129	-
Borrower(s): <u>Robert Lynn McCourt</u>		and the second	97623
Beneficiary/("Lender"): <u>U.S. Bank</u> Town & Country Br.	Address:	Bonanza, OR	
	Address:	3720 S. Sixth Klamath Falls,	OR 97603
Trustee: <u>Bank of Corvallis</u>	Address:	<u>P.O. Box 3347</u> Portland, OR	PL-5 R.E.PM. 97208
 GRANT OF DEED OF TRUST. By signing below as Grantor, I irrevoca the following property located in <u>Klamath</u> C Lot 11 in Block 40, Klamath Falls Forest Es County of Klamath, State of Oregon, accordin office of the County Clerk of Klamath County office of the County Clerk of Klamath County S(1 EOUTE 012 STEECT and all buildings and other improvements and fixtures now or later loc and rents from the property as additional security for the debt describe Deed of Trust. The above described real property is not currently use and rents from the property as additional security for the debt describe Deed of Trust. The above described real property is not currently use a a. The payment of the principal interest, credit report fees, late of a state of the payment of the principal interest. Credit report fees, late of a state of the payment of the principal interest. 	ounty, State of tates High ng to the y, Oregon ated on it. I als d below. I agree d for agricultur res the followin	Oregon: way 66 Unit Plat official plat ti o hereby assign to Lender e that I will be legally bour al, timber or grazing purpo g:	No. 2, in the nereof on file in the any existing and future leases d by all the terms stated in this uses.
other amounts owing under a note ("Note") with an original principal	amount of \$]	3.522.24	teleb
23 <u>11/21</u> , 19 <u>86</u> , signed by <u>Robert L. McCou to Lender, on which the last payment is due <u>December 5</u>,</u>	17 <u>7</u> , 19, <u>91</u>		, (Borrower) and payable
and under any extensions and renewals of any length. b. The payment of all amounts that are payable to Lender at any dated and signed by	/ time under a	199 meroperation de la constant	
fees (including any on appeal), collection costs and all other amounts to any extensions and renewals of any length. C. This Deed of Trust also secures the payment of all other sums security of this Deed of Trust; and the performance of any covenants an the repayment of any future advances, with interest thereon, made to The interest rate, payment terms and balance due under the Note and under in accordance with the terms of the Note, the Credit Agreement and on ac	with interest the d agreements to Borrower under the Credit Agr	tereon, advanced under th under this Deed of Trust. T this Deed of Trust.	is Deed of Trust to protect the his Deed of Trust also secures
			I do anything that may now or
3.1 I will keep the property insured by companies acceptable to you with fire and their insurance, flood insurance if the property is located in any afea which is or hereafter will be designated a	later be ne will pay all 6. DEFAULT: 6.1 If you	cessary to perfect and pre recording fees and other .It will be a default:	serve this Deed of Trust, and I
Constant The policy amount will be enough to pay the entire amount owing on the debt secured by this Deed of Trust or the insurable value of the property, whichever is less, despite any	6.2 If I fail or the mortg	to keep any agreement I ha re is a default under any s	ive made in this Deed of Trust, scurity agreement, truct deed, ments that secures any part of t Truct
"co-insurance" or similar provision in the policy. The insurance policies will have your standard loss payable endorsement. No one but you has a mortgage or lien on the property, except the following "Permitted Lien(s)": <u>Mtg. dtd.1/28/76</u> , I.O.A.\$19,500 to OR DV	6.3 If any 6.4 If I hav you th A about	Co-Borrower, Grantor or I I e given you a false financia e truth about my financial s my use of the money:	become insolvent or bankrupt; Il statement, or if I haven't told ituation, about the security, or
Jgmt. dtd 8/27/86,O.A. \$350.00 byM.Kc 3.2 will pay taxes and any debts that might become a lien on the base property, and will keep it free of trust deeds, mortgages and liens, and other than yours and the Permitted Liens just described.	bank a by lega have c	ccount, any Co-Borrower, al process, to take any othe coming from you;	Grantor or I may have, or tries, r money or property I may then
 3:3 I will also keep the property in good condition and repair and will prevent the removal of any of the improvements. 3.4 If any of these things agreed to in this Section 3 are not done. 	on the Permit	property under any land sa ted Lien or other lien on t	
you may do them and add the cost to the Note of Credit Agree- ment. I will pay the cost of your doing these whenever you ask, with interest at the fixed or floating rate charged under the Note or the Credit Agreement, whichever is higher. Even if you do these	ty to w the in the	hich I ani a party or throu property.	se or sublease of the proper- gh which t derive any interest er a default you will have the
and you may still use other rights you have for the default.	following rig at any time	hts and may use any one	or any combination of them,
 DUE-ON-SALE. I agree that you may, at your option, declare due and payable all sums secured by this Deed of Trust if all or any part of because the secured by the secured by	payabl	e all at once without notic	
the property, or an interest in the property, is sold or transferred. If you exercise the option to accelerate I know that you may use any default remedies permitted under this Deed of Trust and applicable law. I know that you may exercise your rights under this due-on-sale	or after a sale o	a sale of the property under of the property by advertises	by applicable law, either before a judicial foreclosure, or before nent and sale by the Trusteee, Borrouro all compute scenes
provision each time all or any part of the property, or an interest in the property, is sold or transferred, whether or not you exercised your rights on any previous sales or transfers.	ing und Deed o	der the Credit Agreement, u of Trust.	Borrower all amounts remain- inder the Note, and under this ust under applicable law either

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