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19.88, between

as Trustee, and

WITNESSETH:

The Southeasterly 68 feet of Lot 5 and the Northwesterly 17.9 feet of Lot 6, WINEMA GARDENS, in the County of Klamath, State of Oregon.

90-73-11-6

together with all and singular the tenements, hereditaments and rights therein contained or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter put upon or hereafter appertaining, and the same shall remain unto the said grantee and his heirs forever.

PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the

sum of FIVE THOUSAND AND NO/100
\$5,000.00) Dollars, with interest thereon according to the terms of a promissory
instrument or order and made by grantor, the final payment of principal and interest hereof, if

note of even date herewith, payable to beneficiary or order and there by granted,
not sooner paid, to be due and payable _____ at maturity of note _____, 19_____, on which the final installment of said note
The date of maturity of the debt secured by this instrument is the date, state above, on which the final installment of said note
becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be
sold, conveyed, assigned or alienated by the grantor without first having obtained the written consent or approval of the beneficiary,
herein, shall become immediately due and payable.

_____ hereby certifies that he has read the foregoing deed and agrees:
(a) to execute any assignment or creating any restriction thereon; (c) to join in any

To protect the security of this trust deed, grantor agrees:
1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; and not to incur any waste of said property. — and workmanlike

and repair; not to remove or demolish any
not to contain or permit any waste of said property.

3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property; if the beneficiary so requests, to erect and maintain such improvements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for filing same in the office of the appropriate public officer, as well as the cost of all lien searches made by the beneficiary or its attorneys, as deemed desirable by the beneficiary.

proper public utility companies and by filing officers or searching agencies as may be deemed necessary. The beneficiary shall continuously maintain insurance on the buildings owned by him against loss or damage by fire.

[illegible][illegible]

the beneficiary may procure the same at grantor's expense. The amount collected under any fire or other insurance policy may be applied by beneficiary and amounts secured hereby and in such order as beneficiary, or

may determine, or at option of beneficiary the entire amount or any part thereof, may be released to grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any

5. To keep said premises free from construction taxes, assessments and other charges that may be levied or assessed upon or against said premises, and to acquire said property before any part of such taxes, assessments and other charges become due or delinquent and promptly deliver receipts therefor.

to beneficiary; should the grantor fail to make payment of such charges, the trustee shall, at his option, make payment thereof by direct payment or by providing beneficiary with funds with which to make such payment. Beneficiary may, at its option, make payment thereof by direct payment or by providing beneficiary with funds with which to make such payment. Beneficiary may, at its option, make payment thereof by direct payment or by providing beneficiary with funds with which to make such payment.

herby, together with the obligations described in paragraphs 6 and 7 of the trust deed, shall be added to and become a part of the debt secured by the trust deed, without waiver of any rights arising from breach of any of the provisions of the trust deed, with interest as aforesaid, the principal and interest shall be bound to pay.

[illegible]

6. To pay all costs, fees and expenses of this trust including the cost of a title search as well as the other costs and expenses of the trustee incurred in the performance of his obligation and trustee's and attorney's fees.

7. To appear in and defend any action or proceeding purporting to affect the security rights of the beneficiary or trustee; and in any such action or proceeding to assert the rights of the beneficiary or trustee as they may appear, including the right to set aside any conveyance or assignment of the property.

any sum for the foreclosure of this deed, to pay all costs and expenses, charging evidence of title and the beneficiary's or trustee's attorney's fees; amount of attorney's fees mentioned in this paragraph 7 in all cases shall

fixed by the trial court and in the event of an appeal, the appellant shall pay the costs of the appeal. The appellant further agrees to pay such sum as the decree of the trial court, or the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney's fees on such appeal.

[illegible]

as compensation for such taking, which are necessarily paid to pay all reasonable costs, expenses and attorney's fees incurred by grantor in such proceedings, shall be paid to beneficiary in full upon completion of such proceedings, and the indebtedness incurred by it for any reasonable costs and expenses and attorney's fees applied by it for such proceedings, necessarily paid or incurred by it, shall be paid by the trustee of the trust to the beneficiary.

both in the trial and appellate courts. The beneficiary in such proceedings, and the balance applied upon the interest secured hereby; and grantor agrees, at its own expense, to take such action and execute such instruments as shall be necessary in obtaining such relief, and to execute such instruments at the written request of the beneficiary.

[illegible]

granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereon; (d) reconvey, without warranty, all or any part of 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 or facts shall be conclusive proof of the truthfulness thereof. Trustee's fees for any of the foregoing shall be no less than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by the court, take any action necessary to protect the security for the indebtedness hereby secured, regard upon the adequacy of said security for the indebtedness hereby secured, either upon and otherwise collect the rents, issues and profits, including the interest on the indebtedness, and apply the same to the payment of the principal and interest on the indebtedness, and pay the same to the beneficiary, 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 deem proper.

11. The entering upon and taking possession of said premises by the lender for the purpose of the collection 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 property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done in pursuance of such notice.

[illegible][illegible][illegible]

15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale including the compensation of the trustee and a reasonable charge by trustee for the commission or fee secured by the trust deed, (3) to the attorney, (2) to the obligation subsequent to the interest of the trustee in the having recorded lien and (4) to the interest of the grantor or his heirs, and if there is any surplus, if any, to the grantor or to his successor in interest entitled to the same.

16. Beneficiary may from time to time assign or convey his interest in the trust to any trustee named herein or to any other person, and without conveyance to the assignee or transferee. Upon such appointment, assignment or conveyance, all title, powers and duties conferred upon the trustee shall vest in the assignee or transferee appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary and recorded in the mortgage records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the new trustee.

17. Trustee accepts this trust when this document is acknowledged is made a public record as provided by law. Trustee is obligated to notify any party hereto of pending sale under any other trust or of any action or proceeding in which grantor, beneficiary or shall be a party unless such action or proceeding is brought by trustee.

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto. That Trust Deed of record in favor of Klamath First Federal Savings and Loan Assn., recorded on September 20, 1986, in Book M-86 at page 17253 and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:
(a) primarily for grantor's personal, family or household purposes (see Important Notice below),
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

June C. Reukema
June C. Reukema
C. David Reukema
C. David Reukema

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath } ss.

This instrument was acknowledged before me on March 24, 1988, by June C. Reukema and C. David Reukema

W. Addington
(SEAL) Notary Public for Oregon
My commission expires: 3-22-89

STATE OF OREGON,

County of _____ } ss.

This instrument was acknowledged before me on _____, 19____, by _____

as _____ of _____

Notary Public for Oregon

My commission expires: _____

(SEAL)

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, 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 same. Mail reconveyance and documents to _____

DATED: _____, 19____

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED

(FORM No. 881)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

June C. Reukema

C. David Reukema

Grantor

Highland Community Federal

Credit Union

Beneficiary

AFTER RECORDING RETURN TO

Highland CFU
3737 Shasta Way
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of March, 1988, at 4:06 o'clock P.M., and recorded in book/reel/volume No. M88 on page 4142 or as fee/file/instrument/microfilm/reception No. 85559, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By P. M. Smith Deputy

Fee: \$10.00