Grantor's performance under this trust deed and the note it secures may not be assigned to or be assumed by another party. In the event of an attempted assignment or assumption, the entire unpaid balance may become immediately due and payable. which said described real property is not currently used for agricultural, timber or grazing purposes,

together with all and singular the appurtenances, tenements, hereditaments, rents, issues, profits, water rights, easements or privileges now or hereafter belonging to, derived from or in arywise appartaining to the above described premises, and all plumbing, lighting, heating, ventilating, sinconditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as well-to-wall carpeting and linoleum, shades and built-in appliances now or hereafter installed in or used in connection with the allowed described premises, including all interest therein which the grantor has or may hereafter acquire, for the purpose of securing

This trust deed shall further secure the payment of such additional money, any, as may be loaned bereafter by the beneficiary to the grantor or others any, as may be considered by the standard an interest in the above described property, as may be evidenced by a security of the standard security and the standard security and the standard security and the standard security and the standard security may credit payment received by it upon the standard security may died. Say payment on one note and part on another, the beneficiary may died.

The granter hereby covenants to and with the trustee and the beneficiary that the said premises and property conveyed by this trust deed are and there and there of all excuminences and that the grantor will and his heirs, against the daims of all persons whomsoever.

against the claims of all persons whomsoever.

The grance covenants and agrees to pay and note according to the terms the claims of all persons whomsoever.

The grance covenants and agrees to pay and note according to the terms the control of the

in order to provide regularly for the prompt payment of said taxes, assessments or other charges and insurance premium, the grantor agrees to pay to inentia or other charges and insurance premium, the grantor agrees to pay to describ, an annual equation of the monte or obligation secured strength, an annual equat to one-weight (71th) of the taxes measurents and ingreef the mid-payable with respect to said property within each succeeding three payables with respect and property within each succeeding three payables with respect to the principal of the lasurance premiums and payable with respect to a set of the payable with respect to the principal of the loan null required for the sach succeeding three payables with respect to the principal of the loan null required for the sach succeeding three payables with the payable with the principal of the loan succeeding three payables of the loan null required for the same succeeding three payables of the loan succeeding three payables of the loan succeeding three for the payables, as the option and the principal of the principal control of the princip

and payable.

While the granter is to pay any and all tarra, assessments and other charges levied or assessed against said property, or any part thereof, before the same begin to bear interest and also to per permission on all insurance the same begin to bear interest and also to per permission on all insurance includes upon said property interest and also the made through the bear called the same and the permission of the same and the payable and the same and the payable adjusters as above by the statements thereof forming the majority in the amounts above on the statements above the principal and the payable the majority and the local premiums in the amounts above on the statements submitted by the interest account, if any, established for that purpose adjusted the local or to window the sums which may be required from in the extension of the local or to window the sums which may be required from in the series to hold the benefit of the property in the principal series to hold the benefit of the property and the payable can be presented in the series of the property and the payable can be property and the payable to the property by the struct deed. In fall or upon sais or other acquisitions accured by this fruit deed. In the payable can be property by the benefit after

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 granton stall pay the deficit to the beneficiary again any at its option add the amount of such deficit to the beneficiary obligation secured hereby.

obligation secured deredy.

Should the grantor fail to keep any of the foregoing covenants, then to should the grantor fail to keep any of the foregoing covenants, then the should train the state option carry out the same, and all its expenditures the forest of the shall dered interest at the rate specified in the note, shall be repayable the granton demand and shall be secured by the lien of this trust deed, this connection, the beneficiary shall have the right in its discretion to completely as in its sole discretion it may deem necessary or advisable.

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 pay all costs, fees and expenses of this trust, including the cost of title search, as well as in enforcing this obligation, and frustee's and attorred in connection with or its appear in and defend any action or proceeding purporting to affect the security in the cost of the trust of the trust of the costs and expenses, including overs of the beneficiary or trustee; and to pay all ones of evidence of title and attorney's few action creations of the court, in any such action or proceeding in ficiary to forecome any appear and in any suit brought by beneficiary to foreclose this deed, and all said sums shall be secured by this trust.

The beneficiary will furnish to the grantor on written request therefor an annual statement of account but shall not be obligated or required to furnish any further statements of account. It is mutually agreed that:

It is mutually agreed that:

1. In the event that any portion or all of said property shall be taken the right of eminent domain or condemnation; the beneficiary shall have the right to commence, proacette in its own name, appear in or defend any action or proceedings, or to make any compromise or extitement in connection with taking and, if it so elects, any compromise or extitement in connection with a payable as compensation for such taking, which are its excess of the amounty of the control of the more representation of the proceedings, shall be paid to the beneficiary of the proceedings, and the proceedings and attorney between the proceedings and expenses and attorney between the proceedings and the proceedings, and the proceedings and the pr

nees.

2. At any time and from time to time upon written request of the beneficiary, payment of its fees and 2. At any time and from time to time upon written request of the beneficiary, payment of its fees an affecting the liability of any person for the payment of the indebtedness, the trustee may (a) consent to the make affecting the liability of any person for the payment of the indebtedness, the trustee may (a) consent to the make any any or person or person in the make any submedication or other agreement affecting this deed or the lien or charge hereof, (d) reconvey past on any submedication or other agreement affecting this deed or the lien or charge hereof, (d) reconvey person or persons legally entitled thereto. The granteer in any reconveyance may he described as the proof of the truthfulness thereof. Trustee's fees for any of the services in this paragraph shall be conclusive \$5.00.

3. 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 serial management of any individues ascured hereby or in the profit and the small default in the payment of any individues ascured hereby or in broom easily assets of the small have the reby or in broom due and payable. Upon any default by the grantor free under the state of the small payment of th

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6. The granter shall notify beneficiary in writing of any sale for sale of the shows described property and furnish beneficia supplied it with such personal information expering the purel ordinarity he required of a new loan applicant and shall pay be

4. Thus is of the essence of this instrument and upon default by the nation in payment of any indesticator may declare or in performance of any remainst hereby for the best-ficiary may declare all sums secured hereby finds the remainst the performance of the p

T. After default and any time prior to five days before the date set by the Trustee for the Trustee's sale 4. After arrant and any more prior to the dark ticknet the dark set by the Trustee for the Trustee's sale, the gramms we other person so providigatil may put the critice amount then due under this trust deed and the obligations amount therefore including close and expenses actually incurred in entorcing the terms of the obligations and trustee's and attorney's field not inneeding the amount provided by last other than such portion of the principal as would not their be due had to default occurred and thereby cure the default.

4. After the lapse of such tinth as may then be required by liew following the recordation of said notices of default and giving of said notice of said, the brustee shall sail sais property at the time said place fixed by him in said notice of sais, either as a whole or is separate percess, and is such order as harden thermine, as public anxietion to the highest bloder for cash, in lawful money of the United States, payable as the time of, sais. Trustee may postpone said of all or say portion of said groupty by public anxieties at such time and place of saids remained and from time to time otherwarter may postpone the said by public anxieties.

nouncement at the time fixed by the preceding postponement. The trusts deliver to the purchaser his feed in form as required by law, conveying the perty so sold, but without any covenant or warranty, express or implied recitals in the deed of any matters or facts shall be conclusive proof truthfulness thereof. Any person, excluding the trustee but including the gand the beneficiary, may purchase at the sale.

8. When the Trustee sells pursuant to the powers provided herdin, the trustee shall apply the proceeds of the trustee's sale as follows: (1) To the expenses of the sale including the compensation of the trustee, and a reasonable charge by the attorney. (2) To the obligation secured by the trust deed. (3) To all persons having recorded liens subsequent to the interests of the trustee in the trust deed as their interests appear in the order of their priority. (4) The surplus, if any, to the grantor of the trust deed or to his successor in interest entitled to such surplus.

10. For any reason permitted by law, the heneficiary may from time to time appoint a successor or successors to any trustee named herein, or to any successor trustee 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 appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by the beneficiary, containing reference to this trust deed and its place of record, which, when recorded in the office of the county clerk or recorder of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

11. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record, as provided by law. 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 the grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by the trustee.

12. This deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees devisees, administrators, executors, successors and assigns. The term "beneficiary" shall mean the holder and owner, including pledgee, of the note 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/or neuter, and the singular number includes the plural.

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

	tra	MCob. t. Owings	(SEAL)
		Frances F. Owings	
STATE OF OREGON			or or the constant
County of Klamath 885			(SEAL)
THIS IS TO CERTIFY that on this 25th de		, 19_88 , before me	e, the undersigned, a
Notary Public in and for said county and state, p Frances F. Owings	ersonally appeared the within	named	
to many partitions, known to be the identical individual sheet and the same freely and voluntarily	for the uses and numbers the	d the foregoing instrument and acknowled	owledged to me that
DISTRICT WEEPERS I have been been	- the time time purposes there.	n expressed.	
IN TEST KONF WIRREOF, I have hereunto set	my nong one onixed my hotori	al seal the day and year last above	written.
3: a! d !	// 13/1	WILL (Muller)	
	Notury Public	for Oregon	<u> </u>
SERVICE CONTRACTOR OF THE PROPERTY OF THE PROP	My commissio	n expires: 7-6-90	
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Loan No. 39-40209	and the second of the second	STATE OF OREGON	양 경험 경설되다
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TRUST DEED		County ofscama.cut)	
The state of the s	وأحرأ معادين والماسية	I confirm that it	
	en e	I certify that the with was received for record	nin instrument
Frances F. Owings		day of March	on the Sist
	(DON'T USE THIS	at 10:31 o'clock AM.	, 19 <u>.00</u> ,
	SPACE: RESERVED FOR RECORDING	in book M88 or	n nace 4612
Grandor	LABEL IN COUN-	Record of Mortgages of	soid Countr
KLAMATH FIRST FEDERAL SAVINGS	TIES WHERE USED.)	3	sala County.
AND LOAN ASSOCIATION		Witness my hand and	seal of County
Beneficiary		affixed.	
Ah r Recording Return To:		Evelyn Biehn, Cou	unty Clerk
KLAMATH FIRST FEDERAL SAVINGS			County Clerk
AND LOAN ASSOCIATION		By PAM Sont	1
2943 South Sixth Street	Fee: \$10.00	By Irm Smile	
Klamath Falls, Oregon 97603			Deputy

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

to:	William	Sisamara,		Trustee
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he undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed 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 out to statute, to cannot all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said 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 trust deed) and to reconvey.

	and the second second	Klamath First Federal Savings & Loan Association, Beneficiary
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Commercial and	18	