Page 1 of 4 pages

This form is used in connection with deeds of trust insured under the one- to four-family programs of the National Housing Act which require a One-Time Mortgage Insurance Premium payment (including sections 203 (b) and (l)) in accordance with the regulations for those programs. Previous Editions Are Obsolete

Delicities and and the second FORTY, ONE, THOUSAND, ONE HUNDRED, FOUR, AND, NO/100 * * * * * * * * * * * Dollars (\$ 41,104.00), with interest thereon according to the terms of a promissory note, dated May 25, payable to the Beneficiary or order and made by Grantor, the final payment of principal and interest thereof, if not sooner paid, being due and payable on the first day of June , 20 18 10:24 FO & the older of the

been and to Have and To Hold the same, with the appurtenances, into Trustee. of and not For the Purpose of Securing Performance of each agreement of Grantor herein contained and payment of the sum of

clary to collect and apply such rents, issues, and profits.

and the area of the second bTogether with all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues, and profits thereof. Subject However, to the right, power, and authority hereinafter given to and conferred upon Benefi-

which said described property is not currently used for agricultural, timber'or grazing purposes. ness records due not payable on policies of the and other basis."

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State of Oregon. ASPEN TITLE & ESCROW, INC., an Oregon Corporation k he we have been The disploy TOWN & COUNTRY, MORTGAGE, INC., an Oregon Corporation ,as Beneficiary. Witnesseth: That Grantor irrevocably Grants, Bargains, Sells and Conveys to Trustee in Trust, with Power of Sale, the Propcerty in the use of oregon, described as: Grantes et all pay to Reactionary any amount accelerate to malic up

whose address is (Street and number, city) 300 5207; Barry Avenue; Klamath Falls, Oregon 97603 cardin to the account of finanto can't bilance refination in the hands of approximate the part of our of

This Deed of Trust, made this 25th bever present a stead the particle of the property is a straight with the SCOTT J. KUJAWSKI, a. single man a contract of the structure of the struct

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Aspen #5-32163

Vol. <u>M88 Page</u> 8341 Deed of True

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a One-Trino Moritiape insurance Premium bayment (including sections 201 (b) and (r) an accordance 101: 10 Previlege is reserved to pay the data in whole per in an === a cost To Protect the Security of This Deed of Trust, Grantor Agrees: аполитециатисти и потелени в учати и постание и пост that are next the on the note, on the Inst tay of any month prior to exercise such privilege is given at least thirty (30) days prior to

prepayment. Priviledge 'is reserved to 'pay the debt 6. To complete or restore promptly and in good workin whole or in part on any installment date of manike manner any building or improvement which may be monthly payments of principal and interest payable under the terms of said note, on the first day of each month until said note is fully paid, the following sums of 10 Hord the states with the album econoce

(a) A sum, as estimated by the Beneficiary, equal to the ground rents, if any, and the taxes and special assessments next due on the premises covered by this Deed of Trust! plus the premiums that will next become due and payable on policies of fire and other hazard insurance on the premises covered hereby as may be required by Beneficiary in amounts and in a company or companies satisfactory to Beneficiary, Grantor agreeing to deliver promptly to Beneficiary all bills and notices therefor, less all sums already paid therefor divided by the number of months to elapse before 1 month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by the Beneficiary in trust to pay said ground rents, premiums, taxes and special assessments, before the same become delinquent; and

(b) All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid each month in a single payment to be applied by Beneficiary to the following items in the order set forth: (1) ground rents, if any, taxes, special assessments, fire and other hazard insurance premiums;

(ii) interest on the note secured hereby; and

(iii) amortization of the principal of the said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good prior to the due date of the next such payment, constitute an event of default under this Deed of

3. In the event that any payment or portion thereof is not paid within fifteen (15) days from the date of the same is due, Grantor agrees to pay a "late charge" of four cents (4c) for each dollar so overdue, if charged by Beneficiary.

4. If the total of the payments made by Grantor under (a) of paragraph 2 preceding shall exceed the amount of payments actually made by Beneficiary for ground rents, taxes or assessments, or insurance premiums, as the case may be, such excess, if the loan is current, at the option of the Grantor, shall be credited on subsequent payments to be made by Grantor, or Glou a L'purporting to affect the security hereof or the rights or powers of 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 make up the deficiency on or before the date when payment of such ground and a control of pay at least 10 days before delinquency all assessments rents, taxes, assessments; or insurance premiums shall be due. If at a pupon water company stock; and all rents, assessments and charges any time Grantor shall tender to Beneficiary, in accordance with the surfor water, appurtenant to or used in connection with said property; hereby, Beneficiary shall, in computing the amount of indebted ness, credit to the account of Grantor any balance remaining in the funds accumulated under the provisions of (a) of paragraph 2 hereof. If who prexpenses of this Deed of Trust Constant a verify Trust and thereafter a sale of the premises in accordance with the provisions hereof, or the Beneficiary acquires the property otherwise after default, Beneficiary shall apply, at the time of the commencement of such proceedings, or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under (a) of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under said note.

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

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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 obtained for the purpose of financing construction 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 Housing and Urban Development, and complete same in accordance with plans and specifications satisfactory to Beneficiary,

(b)¹ to allow Beneficiary to inspect said property at all times during construction,

(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 the same,

(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 accept as true and conclusive all facts and statements therein, and to act thereon hereunder.

7. Not to remove or demolish any building or improvement thereon.

8. To comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting said property.

9. To provide and maintain insurance against loss by fire and other hazards, 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 payable to the Beneficiary and Grantor, as their interests may appear, and to deliver all policies to Beneficiary, which delivery shall constitute an assignment to Beneficiary of all return premiums. 200

Beneficiary or 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.

to pay, when due, all encumbrances, charges, and liens 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

12. To pay immediately and without demand all sums expended hereunder by Beneficiary of Trustee, with interest from date of expenditure 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

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Page 2 of 4 pages

142 K of Trust eligible for insurance by Beneficiary under the provisions of the National Housing Act and amendments thereto, and agrees not to do, or cause or suffer to be done, any act which will void such insurance during the existence of this Deed of Trust.

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It is Mutually Agreed that:

14. Should Grantor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation 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 on may deem necessary to protect the security hereof, 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 rights or powers of Beneficiary or Trustee; pay, purchase, contest, or compromise any encumbrance, charge, or lien which in the judgment 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 deem necessary therefor, including costs of evidence of title, employ counsel, and pay his reasonable fees.

Distan 15. Should the property or any part thereof be taken or damaged by reason of any public improvement or condemnation us of proceeding, or damaged by fire, or earthquake, or in any other denoted manner; Beneficiary shall be entitled to all compensation, awards ratus and other payments or relief therefor, and shall be entitled at its and other payments or relief therefor, and shall be entitled at its and other payments or relief therefor, and shall be entitled at its and other payments or relief. 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, (201) awards, damages, rights of 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 indebtedness secured hereby. Grantor agrees to execute such further assignments of any compensation, award, damage, and rights of action and proceeds as Beneficiary or Trustee may require.

16. 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 to pay, say scaled and sause the UTS

17. At any time and from time to time upon written request of Beneficiary, payment of its fees and presentation of this Deed of Trust 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 Trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this Deed of Trust or the lien or charge thereof; (d) reconvey, without warranty, all or any part of the property

PThe Grantee in any reconveyance may be described as the Tablai "person or persons legally entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof.

not named as Benchrigry hereis.

18. As additional security, Grantor hereby assigns to particular Beneficiary during the continuance of these trusts, all rents, issues, royalties, and profits of the property affected by this Deed of Trust and of any personal property located thereon? Until Grantor shall default in the payment of any 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. The there ischarged and I ruster so appointed shall be substituted as fensice nitual, and thereupon the Trustee nettin named shall be

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Upon any default, Beneficiary may at any time without 19. 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 posession 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.

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20. Upon default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, or should this Deed and said note not be eligible for insurance under months from the National Housing Act within (3) three the date hereof (written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent months' time from the date to (3) three of this Deed of Trust, declining to insure said note and this Deed of Trust, being deemed conclusive proof of such ineligibility), or should the commitment of the Department of Housing and Urban Development to insure this loan cease to be in full force and effect secured hereby immediately 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 also deposit with Trustee this Deed of Trust, the note and all documents evidencing expenditures secured hereby. Notwithstanding the foregoing, this 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 insurance premium to the Department of Housing and Urban Development.

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 having been given as then required by law, Trustee, without demand on Grantor, 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 such property, if consisting of several known lots or parcels, shall be sold), at public auction to the highest bidder 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 time fixed by the preceding 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 this Deed of any matters or facts shall be conclusive proof of the truthfulnness thereof. Any person, including Grantor, or down Beneficiary, may purchase at the sale. After deducting all costs, fees, and expenses of Trustee 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 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 secured hereby; and the remainder, if any; to the person or persons legally entitled thereto.

22. Beneficiary may, from time to time, as provided by statute, appoint another Trustee in place and instead of Trustee herein els course and other thead of them of the arriver of proceeding

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Page 4 of 4 pages

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oby The undersigned is the legal owner and holder of the note and all other 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 reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder. 可有应用的 NC ICT INGS 15. Should the property of any participation by taken of to (7) three - university and the standard

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to me known to he he individual described in and who executed the within instrument, and acknowledged that therein mentioned, and the state of the other states of the Given under my hand and official seal the day and year last above written. By accepting memory of any sum speared licitely after a

County of /Klamath unger Oh . I the undersigned Scott J. Kujawski and 26th a day of the land May of the course he

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Sott & Kyaw shi Statement Street Signature of Grantor. SCOTT J. KUJAWSKI State of Oregon (, revealed and and an endowned (c) for or service and productly the root of ruc additioners. Equated may 1 () to party

law. Trustee is not obligated to notify any party hereto of pending ait or in

not named as Beneficiary herein. 1451500 24. Trustee accepts this Trust when this Deed of Trust, duly

executed and acknowledged, is made public record as provided by

23. This Deed of Trust 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 pledgees, of the note secured hereby, whether or

discharged and Trustee so appointed shall be substituted as Trustee hereunder with the same effect as if originally named Trustee

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named, and thereupon the Trustee herein named shall be

sale under any other Deed of Trust or of any action or proceeding in which Grantor; Beneficiary, or Trustee shall be a party, unless brought by Trustee.

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 singular, and the use of any gender shall be applicable to 26. 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. ม**นักของเห็นเข้า**เห็นแห่งใจสามีกระจากเป็นสายการการเกิดการการเป็นหนึ่ง tun binchinia zur zuesten alle eine bietetetetete volge and erstraat

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Attachment]

STATE OF OREGON

FHA CASE NO. 431-2199772-203

8345

RIDER TO DEED OF TRUST

This RIDER to DEED OF TRUST is attached to and made a part of that DEED OF TRUST dated ______ May 25 _____, 19 88 _____,

between:

1.

GRANTOR SCOTT J. KUJAWSKI, a single man

TRUSTEE ASPEN TITLE & ESCROW, INC., an Oregon Corporation

BENEFICIARY TOWN & COUNTRY MORTGAGE, INC., an Oregon Corporation

LUMP-SUM MORTGAGE INSURANCE PREMIUM:

Grantor and Beneficiary acknowledge and agree that the HUD Mortgage Insurance Premium has been prepaid for the entire therm of the loan accured 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 accured 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.

2. ADDITION TO PARAGRAPH 19:

There is added to Paragraph 19 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

Attachment 1

STATE OF OREGON

FHA CASE NO. 431-2199772-203

8346

RIDER TO DEED OF TRUST

The mortgagee shall, with the prior approval of the Federal Housing Commissioner, or his designee, declare all sums secured by this mortgage to be immediately due and payable if all or a part of the property is sold or otherwise transferred (other than by devise, descent or operation of law) by the mortgageor, pursuant to a contract of sale executed not later than 24 months after the date of execution of this mortgage or not later than 24 months after the date of a prior transfer of the property subject to this mortgage, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of <u>Aspen Title & Escrow</u> of <u>May</u> A.D., & at 3:48

O'clock P M., and duly recorded in Vol. M88 _ the _ 27th of ____ --- Mortgages dav on Page _____8346____ FEE \$ 30.00 Evelyn Biehn County Clerk By Georgie June Cashey, Dynty