

87791

#09-13573

ATC #32302

After recording, please return to:

Klamath First Federal  
P. O. Box 5270  
Klamath Falls, OR 97601

[Space Above This Line For Recording Data]

## DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on May 31 1988. The grantor is E. Ronald Isakson and Alice M. Isakson, Husband and Wife ("Borrower"). The trustee is William L. Sisemore ("Trustee"). The beneficiary is KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION which is organized and existing under the laws of the United States of America and whose address is 540 Main Street, Klamath Falls, OR 97601. Borrower owes Lender the principal sum of SIXTY-SIX THOUSAND AND NO/100 ("Lender"). dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on June 10, 2018. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Klamath County, Oregon:

\*(d) The repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to the paragraph below ("Future Advances").  
FUTURE ADVANCES: Upon request of Borrower, Lender, at Lender's option prior to full reconveyance of the Property by Trustee to Borrower, may make Future Advances to borrower. Such Future Advances, with interest thereon, shall be secured by this Deed of Trust when evidenced by promissory notes stating that said notes are secured hereby.  
Lot 27; and the Westerly 2 feet of Lot 28, All in Block 1, SUNSET EAST, in the County of Klamath, State of Oregon.

Tax Account No. 3909-12DC-3600

Key No. 567005

\*SEE ATTACHED ADJUSTABLE RATE LOAN RIDER MADE A PART HEREIN.

\*\*THIS DOCUMENT IS BEING RE-RECORDED TO REFLECT GRANTOR'S NAME AS E. RONALD ISAKSON AKA RONALD E. ISAKSON and ALICE M. ISAKSON

which has the address of 7018 Verda Vista Place, Klamath FallsOregon 97603 ("Property Address");

[Zip Code]

[City]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

OREGON—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT