

TRUST DEED

ALL HALLAND ALL AND AL KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the

KLAMAIN INVITATION (KANALAN) (KANALA

The grantor irrevocably/grants, bargains, sells and conveys to the trustee, in trust, with power of sale, the property in Klamath... County, Oregon, described as: Lot 4, Block 1, TRACT NO. 1165, MIRACLE MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, £0

SAU MAIN St. Marth Falls (B. 9, 50)

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TAX ACCOUNT NO: 3910 009BD 01500

Grantor's performance under this trust deed and the note it secures may not be assigned to or be accumed by another party. In the event of an attempted accimment or accumpting Grantor's periormance 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 unneid belance shall become immediately due and nameble to or be assumed by another party. In the event of an attempted ass the entire unpaid balance shall 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, hereditements, rents, issues, profits, water rights, easements or privileges now or hereafter belonging to; derived from or in anywise appertaining to the above described premises and all plumbing lighting besting years. together with all and singular the appurtenances, tenoments, hereditaments, rents, issues, profits, water rights, easements or privileges now or hareafter belonging to, derived from or in anywise apportaining to the above described premises, and all plumbing, lighting, heating, venti-lating, air-conditioning, refrigerating, watering and irrigation opperatus, 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 above described premises, including all interest therein which the grantor has or may hereafter acquire for the purpose of securing with the above described premises, including all interest therein which the grantor of the sum of AND FIGHT HUNDARED TWENTY (1.2, 20, 00, ...) Dollars, with interest, thereon according to the terms of a promisory note of oven date herewith, payable to the beneficiary or order and made by the grantor, principal and interest being payable in monthly installments of \$...151.s.81. commencing (1.2, 20, 00, ...) Dollars, with interest therein according to the terms of a promisory note of oven date here according to the beneficiary or order and made by the grantor, principal and interest being payable in monthly installments of \$...151.s.81. commencing (1.2, 20, 00, ...) Dollars, with interest therein which any balance remaining in the reserve account shall be mented to the beneficiary or order and made by the grantor, principal and interest being payable in monthly installments of \$...151.s.81. the mented to the beneficiary or order and made by the grantor of such additional moner. detault, any balance remaining in the reserve account shall be mented to the balance of each against further secure the payment of such additional moner.

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UCLUDEL 203 This trust deed shall further secure the payment of such additional money, aving an interest in the above secrited property, as may be evidenced by a saving an interest in the above secrited property, as may be evidenced by it note or notes. If the indebiting may credit payments are devidenced by it more than oness or ipart of any payment on one note and part on another, as the beneficiary may effect. The grantor hereby covenants to and with the trustee and the beneficiary the sentilisary may effect. The grantor hereby covenants to and with the trustee and the beneficiary if the said premisers and property conveyed by will and his heirs, against the claims of all persons whomoever. against the claims of all persons and agrees to pay said note according to the terms The grantor covenants and agrees to pay said note according to the terms

recutors and administrators shall warrant and defend his said title thereto sains the claims of all persons whomsoever.
The grantor covenants and agrees to pay said note according to the terms and there of an other the series of the series and the series against.
The grantor covenants and agrees to pay said note according to the terms as and property: to keep all taxes, assessments and other charges level against.
The grantor covenants and agrees to pay said note according to the terms and property: to keep and the series and other charges level against.
The grantor covenants and agrees to pay said note according to the terms and property is that the dealt property free first owners to repair and restore or hereafter construction is hereafter commenced to repair and restore of the date construction is hereafter commenced to repair and restore of and in good workmanilie managed or destroyed and pay, when due, all promptly party which may be damaged for destroyed and pay, when due all promptly out the series of the series of the series of the series of the outs during construction; to replace which site notice from beneficiary to the cost of the date premises; to keep all buildings and improvements on ward of ther erected on said premises property and improvements on wor hereafter erected on said premises property and improvements on work of ther heard the original principal pair of heard against less if carry, all to a pay pair or dignal pair of the sentellary and with secured to the receive and set of the sentellary and the definite index of the erected on said original poiley of the sentellary may from time to the set if carry, all to a pay pair original pair of the sentellary may from the sented and there if approximately and insurance for the beneficiary may from the sented and its and to define the set of the beneficiary may in the sentellary of the sentellary may in the set of all approximately and the sentence in the senter of the beneficiary and the set of the sented of the

In order to provide regularly for the prompt payment of and taxes, assess-tion of the provide regularly for the prompt payment of and taxes, assess-to other charges and insurance premiums, the grantor agrees to a be officiarly, together with and in terms of the network of oblighting of the provide regularly for the prompt payment of and beneficiarly and interest prable under thirth (1/1201) of the taxes, assessments of the provide regularly for the prompt payment of the taxes, assess early and interest prable under thirthy of the taxes, assessments and the provide regularly for the taxes, assessments and the provide regularly for the taxes, assessments and the provide regularly for the taxes, assessments and the sums to be chereof and she one-three settimated and long until respect of the part of the option of the pervection of the taxes, assessments or the beneficiary in trust as a reserve account, when they shall become due and payable. this this

premiums, taxes, assessments or other charges when they shall become due and payable. While the grantor is to pay any and all taxes, assessments and other charges levied or assessed against and property. Or premiums on all insurance that are the the grantor is to pay any and all taxes, assessments and other charges levied or assessed against and property. Or premiums on all insurance the same upon said property, such are here the beneficiary to pay the same upon said property, such as shown by the here charges at the sentility of the licity of all taxes, assessments as shown by the here charges and to may the maximum of the amounts as shown by the here charges and to may the assessments or other statements a submitted by said here collector of such taxes, assessments or other statements a submitted by and insurance carlosan or to withdraw the sums purpose. The grantor grant in no event to for any loss charge grant of a defect in any in-barce, written or any loss or day any subtorized, in a dot to appy ance, written or any loss or day loss and the baneficiary here grantor and loss, to compromise and state with any insurance on pay in a statement with the baneficiary here bay such or failore to a statement of any loss, to compromise and state with any insurance on pay is and its apply and loss, is or on other acquisitions of the baneficiary for any is and its apply and full or upon sale or other acquisition of the property by the beneficiary after full or upon sale or other acquisition of the property by the beneficiary after

default, any balance remaining in the reserve account shall be credited to the inductedness. If the reserve account for taxes, assessments, insurance premiums and other come due, the granitat any time for the payment to such charges demand, and into a pail within ten days ther such demand, the beneficiary may at its option add the amount of such deficit to the principal of the obligation secured hereby.

bligation secured hereby. Should the grantor fail to keep any of the foregoing covenants, then the menticiary may at its option carry out the same, and all its expenditures there-is shall draw interest at the salt be secured by the lien of this trut deed. In the grantor m demand and snall have the right in its discret repairs to each this connection, the beneficiard premises and also to make autor pairs to each say improvements made on salt 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 trust, including the cost of title search, as well as fees and expenses of this trustee and atorney's fees context, as well as to appear in and defend any owers of the beneficiary or trusters, and to pay all on another including trustees and storney's fees and to pay all on appear in and defend any owers of the beneficiary or trusters and to pay all out expenses to be fixed by the court, in any such actionary's fees in a to appear in che fights or proceeding purporting feet and to pay all its hereof the spenses, including the court, in any such action or proceeding in reasonable and defend any owers of the beneficiary or trusters and to pay such actions to be fixed by the court, in any such action or proceeding in which the beneficiary or truster may appear and in any suit brought by bene-ficiary to foreclose this deed, and all said sums shall be secured by this brust deed.

It is mutually agreed that: 1. In the event that any portion or all of said property shall be taken ier the right of eminent domain or condemnation, the beneficiary shall have right to commence, prosecute its own name, appear in or detend any ac-n or proceedings, or to make a recmpromise or settlement of the monry's taking any intersection of the settlement of the amount pri-taking any settle so elects, or to write that are in excess any pain in or proceedings, or to make a repease and stormey's fees enecessarily pain is to pay the granulor in any proceedings, shall be paid so and attormey incurred by the granulor in any fractional stormey and the proceedings, and the secessarily paid or incurred by the beneficiary in such proceedings and the ince applied by it first upon any the beneficiary in such instruments as shall ince applied by the take such actions and execute such instruments as shall is ore expense, in obtaining such compensation, promptly upon the beneficiary's quest.

e. necessary. In obtaining such compensation, prompting upon the peneticiary's equest. 2. Al any time and from time to time upon written request of the beneficiary, powered of its fees and presentation of this deed and the onte for endorsement (on case of full reconvegance, for cancellation), submat flexing the itability of any person for the payment of the indebledness, the trustee may tal consent to the material of any may or plat of said property. (h) givin in granting any easement or creating and restriction thereon, (c) for any many or plat of said property. (h) givin in granting any easement or creating and restriction thereon, (c) who distribution of other approach and the or other approach. The grantee in any reconvegance may be described as the "whole warranty, all or any part of the property. The grantee in any reconvegance maters or facts shall be conclusive "person or the truthol thereot." Trustee's fees for any of the services in this paragraph shall be not less than proof of the trutholness thereof. Trustee's fees for any of the services in this paragraph shall be not less than \$50.

55.00. 3. As additional security, grantor hereby assigns to beneficiary during the continuance of these trusts all rents, issues, royalites and profits of the pro-perty affected delault in the payment of any personal property located hereon. Unit personal profits and the profits of the profits of the pro-personal delault in the payment of any indebtedness secured hereon the the performance, issues, royalites and profits earned prior to default as they personal due and ny agreement hereunder, grantor shall have the right to cal-performance, issues, royalites and profits earned prior to default as they proved use and ny time without, notice, either in person, by agreed to be applied by a pro-let of the performance, in the beneficient of the safequary of any ficiary may at applicited by a court, and without reupon and take possession of said property, or any part thereoi, in its own name sue for or paid, and appli-ated rents, issue costs and expenses of operation and collection, including reason the safe, leave (ess, upon any indebtedness accured hereby, and in such order as the beneficiary may determine.

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.

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FOREGON <u>Klamath</u> IS TO CERTIFY that on this 20th ublic in and for said county and HOMAS, R. and Christine ionady knows to be the identical in structured us game freely and volum with the form of the form of the form of the form of the form of the form of the form of the form of the form of the form of the form of the form of the form of the form of the form of the	th day of Septe state, personally appeared the M. Hamilton adividual: S named in and wh miarily for the uses and purpo no set my hand and affired n Notar	22. This deed applies to, inures to the beneficiary of the origine and the trustee at the sector their heirs legates devises, administrators, executions success pickage, of their heirs beneficiary shall administrators, executions and the singular and the singular the book of the pickage of the sector t
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TO Grantor TO Grantor H FIRST FEDERAL SAVINGS LOAN ASSOCIATION and Return To: TH FIRST FEDERAL SAVINGS D LOAN ASSOCIATION STILL (1)	al fatturi al de la servici e servici de la servici de la servici e servici acturi de la servici e	Its of
th Falls, OR 97601	Fee \$13.00	By Daulise Mullendase Deputy
To be a state of the second se	f all indebtedness secured by the iter interest of the secure of the sec	NVEYANCE have been paid. the foregoing trust deed. All sums secured by said trust deed any sums owing to you under the tarms of said trust deed or red (which are delivered to you herewith together with said ms. of said trust deed the estate now held by you under the first, Federal Savings & Loan Association, Beneficiary
	The numeral parsman pro- The numeral parsman pro- TO TO Grantor TO Grantor TO Grantor H FIRST FEDERAL SAVINGS D LOAN ASSOCIATION Beneficiary ng Return To: TH. FIRST FEDERAL SAVINGS D'LOAN ASSOCIATION 01(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)	TES AUDATO PARSED PUTI TES AUDATO PARSED PUTI Provide Parsed Putition Provide Parsed Parsed Putition Provide Parsed Parsed Putition Provide Parsed P

7. After default and any time prior to five days before the date set by the Trustee for the Trustee's sale, the grantor or other person so privileged may pay the entire amount then due under this trust deed and the obligations secured thereby timeluding costs and expenses actually incurred in enforcing the terms of the obligations secured there and attrustee's facts not exceeding the amount provided by law) other than such portion of the principal as would not then be due had no default occurred and thereby cure the default.

a service charge.
6. Time is of the essence of this instrument and upon default by the granter in payment of any indebtedness secured hereby of in performance of any mediately due and payable by enditierary may declared large secured hereby interpret due and payable by the truster of written notice of default and election to sell the trust property, which notice trustes shall fix the truster of and interpret with the trustee of the default and election to sell evolution the secure secure default and election to sell the trust property, which notice trustes shall fix the time and place of sale accured hereby, whereupon the notes and documents evidencing expenditures as secured hereby, whereupon the required by law.
7. After default and any time near to five days before the date set by the Trustee for the Trustee sale.

such notice.

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Realization (editoria) Network (editoria) pouncement at the time fixed by the preceding post deliver of the purchaser his feed in form as required perty so lot, but without any corenant or warrant rectains in sheed of any matron excluding the trusted and the beneficiary, may purchase at the sale.

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shall be trustee h

and the beneficiary, may purchase at the sale. 9. When the Trustee sells pursuant to the powers provided here trustee shall apply the proceeds of the trustee's sale as follows: the expenses of the sale including the compensation of the follows: trust deed, (3) To all persons having recorded liens secured order of their priority. (4) The surplus deal as their interests appear deed or to his successor in interest ensilled to such surplus.

deed or to his successor in interest entitled to such surplus. 10. For any reason permitted by law, the beneficiary may from successor trustee appointed heromatics to any trustee named herein, or successor trustee appointed heromatics the appointment and with and duties conferred upon any trustee, the shill be vested herein, or successor trustee, the shift shill be vested hereing of and duties conferred upon any trustee, the shill be vested hereing of such appointed and substitution shall be readed by write the by the beneficiary, containing refer to this trust deal and its county or counties in which the property is situated, shall be conclusive trustee.

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