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trust to pay said ground reals, premiums, taxes and special will become definduent, such sums to be held by the Bencheary is the date when such richard rents, premiums, taxes and assessments. divided by the number of menths to chapte before 1 month prior to ell bills and notices therefor, less all sums afready paid therefor in Beneficiary, Grantor agreeing to defive, promptly to Beneficiary Beucl which said described property is not currently used for agricultural, timber or grazing purposes.

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(III) amoritzation of the principal of the said note. (ii) interest on the note second hereby and

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, as Grantor.

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LN 1497176 SCHOP Vol. <u>m89</u> Page **3**2

5 555 S.W.OAK PL-5 PORTLAND OR 97204 State of Oregon

U.S. BANCORP MORTGAGE CO.

1.⁵ (Privilities is reserved to pay the debi in whole, or in an financial period to Protect the Security of This Deed of Trust, Grantor Agrees, addition as amount equal to one or more monthly payments on the principalthat are next due on the note, on the first day of any month prior to maturity: Provided however, That written notice of an intention to exercise such privilege is given at least thirty (30) days prior to the that beat of billochard con

toinsfield asour Jo: 5. 10 keep said property in as good order and condition as they now are and not to commit or permit any waste thereof,

prepayment. To complete or restore promptly and in good work-2. Grantor agrees to pay to Beneficiary in addition to the 11 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

rents, if any, and the taxes and special assessments next due on the USP 30 days from the date of the commilment of the Department of premises covered by this Deed of Trust, plus the premiums that will see Housing and Urban Development, and complete same in 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: ground rents, if any, taxes, special assessments, fire and other hazard insurance premiums; (ii) interest on the note secured hereby; and

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

÷.,

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 refunded to the Grantor. If, however, the monthly payments made 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 rents, taxes, assessments, or insurance premiums shall be due, if at any time Grantor shall tender to Beneficiary. in accordance with the provisions hereof. full payment of the entire indebtedness secured hereby, Beneficiary shall, in computing the amount of indebtedness. credit to the account of Grantor any balance remaining in the funds accumulated under the provisions of (a) of paragraph 2 hereof. If there shall be a default under any of the provisions of this Deed of 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.

manlike manner any building or improvement which may be constructed, damaged, or destroyed thereon, and pay when due all paid, the following sums: a sing 10 Hold the state with the subhritestate of improvements on said property. Grantor further agrees: costs incurred therefor, and, if the loan secured hereby or any part thereof is being obtained for the purpose of financing construction

(a) to commence construction promptly and in any event within accordance with plans and specifications satisfactory to Beneficiary,

(b) 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

(d) that work shall not cease on the construction of such improvements for any reason whatsoever for a period of fifteen (15)

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

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

10. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of 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.

upon water company stock, and all rents, assessments and charges for water, appurtenant to or used in connection with said property: 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 expenses of this Deed of Trust.

12. To pay immediately and without demand all sums expended hereunder by Beneficiary of Trustee, with interest from date of 20 Entration 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

555 S. WOAK PL-S PORSLAND OR 97204 State of Greenon Page 2 of 4 pages U.S. BARCORF RORTOACH CO

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.

It is Mutually Agreed that:

14. Should Grantor fail to make any payment or to do any act basse 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:

and without releasing oranior from any obligation include that any Make or do the same in such manner and to such extent as either to be may deem necessary to protect the security hereof. Beneficiary or Trustee being authorized to enter upon the property for such Compurposes; commence, appear in and defend any action or

State 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 but 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

15. Should the property or any part thereof be taken or damaged by reason of any public improvement or condemnation sessiproceeding, or damaged by fire, or earthquake, or in any other manner. Beneficiary shall be entitled to all compensation, awards gree and other payments or relief therefor, and shall be entitled at its option to commence appear in and prosecute in its own name, any laction of proceedings, of to make any compromise or settlement, in Connection with such taking or damage. All such compensation 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 EBII Book 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 to Autoria prompt payment when due of all other sums so secured or to declare default for failure to pay

to us 17.18 At any time and from time to time upon written request of this Beneficiary, payment of its fees and presentation of this Deed of Trust and the note for endorsement (in case of full reconveyance, in 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 $c \circ$ Braining any subordination or other agreement affecting this Deed of Trust or the lien or charge thereof: (d) reconvey, without warranty,

The Grantee in any reconveyance may be described as the person or persons legally entitled thereto," and the recitals therein person or persons legany chutter thereto, and the testate thereto of any matters or facts shall be conclusive proof of the truthfulness

901 1918. As additional security, Grantor hereby assigns to Beneficiary during the continuance of these trusts, all rents, issues, peneticiary outring the continuance of most in terms of the property affected by this Deed of Trust property affected by this Deed of Trust

and of any personal property located thereon. Until Grantor shall and of any personal property located thereout of the bound of any indebtedness secured hereby of in the default in the payment of any indebtedness secured hereby of in the performance of any agreement hereunder. Grantor shall have the right to collect all such rents, issues, royalties, and profits earned perspring to default as they become due and payable. Justee

discharped and Trustee so appointed shall be substituted as Trustee named, and thereupon the Trustee nerein narged shall be

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

20. Upon default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, or secure nervoy of in performance of any agreement nervon of should this Deed and said note not be eligible for insurance under 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 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 for any reason whatsoever, Beneficiary may declare all sums 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 idemand 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 a 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 authen secured hereby; and the remainder, if any, to the person or persons legally entitled thereto,

prom 22. Beneficiary may, from time to time, as provided by statute, appoint another Trustee in place and instead of Trustee herein eally might and more friend in a use of these actions of brute

Page 3 of 4 pages"

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discharged and	ereupon the Trustee herein named shall be Trustee so appointed shall be unbail	9240
		sale under any other Deed of Trust or of any action or proceeding in which Grantor, Beneficiary, or Trustee shall be a party melo
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23. This De	ed of Trust shall nure to and bind the heirs s, administrators, executors, successors, and	
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and several The	s, administrators, executors, successors, and assigned. reto. All obligations of Grantor hereunder are join term "Beneficiary" shall mean the owner and pledgees, of the note secured hereby when the secured hereby when	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 Deed, "as used Whenever used, the singular numbers
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FHA NO. 431:2310984-703

RIDER TO DEED OF TRUST

LN 1497176 SCHOECK

This RIDER TO DEED OF TRUST is attach

dated May 22	19 89	÷.,
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GRANTORJAMES	L. PATTERSON	
	BANK OF WASHINGTON, NATIONAL ASSOCIATION	•
BENEFICIARY U.S.	BANCORP MORTGAGE COMPANY	
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Paragraph 1 which reads as follows, is deleted: 1.

"Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity: Provided, however, That written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment."

Paragraph 1 is amended to read as follows: 2

"Privilege is reserved to pay the debt, in whole or in part, on any instalment due date." 3.

The following paragraph is added to the Deed of Trust following paragraph 19.

The beneficiary shall, with the prior approval of the Federal Housing Commissioner, or his designee, declare all sums secured by this deed of trust to be immediately due and payable if all or part of the property is sold or otherwise transferred (other than by devise, descent or operation of law) by the grantor, pursuant to a contract of sale executed not later than of trust is endorsed for insurance, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

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STATE OF OREGON: COUN	TY OF KI AMATTA
Filed for record at	(2) 동생은 승규는 이 가지 않는 것 같은 것 같
FEE \$28.00	Mountain Title Co. D., 19 89 at 2:36 o'clock P.M., and duly recorded in Vol. <u>M89</u> Mortgages Country (1.10 on Page 9237 Evelyn Biehn County Clash
Υ <u></u>	Evelyn Biehn County Clerk By Daulung Mullenalise