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....., as grantor, William Sisemore, as trustee, and
Klamath First Federal Savings and Loan Association, a corporation organized and existing under the laws of the
United States, as beneficiary.

Lot 2, Block 2, REPLAT OF BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commencing at a point on the Easterly line of Lot 2 in Block 2, of Bureker Place, in Klamath County, Oregon, which point lies 24 feet Northerly of the Southeast corner of said lot; thence West 2 feet; thence North 4 feet; thence East 2 feet to the Easterly line of said lot thence Southerly a distance of 4 feet along the Easterly line of said lot to the point of beginning.

KEY NO: 553608

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 anywise appertaining to the above described premises, and all plumbing, lighting, heating, ventilating, air-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-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 performance of each agreement of the grantor herein contained and the payment of the sum of ELEVEN THOUSAND TWO HUNDRED TEN (\$11,220.00) Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to the beneficiary or order and made by the grantor, principal and interest being payable in monthly installments of \$162.60 commencing July 15, 1989.

The grantor hereby covenants to and with the trustee and the beneficiary herein that the said premises and property conveyed by this trust deed are free and clear of all encumbrances and that the grantor will and his heirs, executors and administrators shall warrant and defend his said title thereto against the claims of all persons whomsoever.

In order to provide regularly for the prompt payment of said taxes, assessments or other charges and insurance premiums, the grantor agrees to pay to the beneficiary, together with and in addition to the monthly payments of principal and interest payable under the terms of the note or obligation secured by other charges due and payable with respect to the taxes, assessments and interest twelve times and also one-thirty-sixth ($1/360$) of the taxes, assessments and interest payable with respect to said property within each succeeding year, so that such trust deed remains in effect, an estimated and directed sum of three years while such sums to be credited to effect, as estimated and directed for three years while the loan; or, purposes thereof and shall remain the principal of the loan until repaid for the loan; or, the option of the beneficiary to be charged to the principal of the loan, the beneficiary in trust as a reserve account, such sums so paid shall be held for the payment of the taxes, assessments or other charges when they shall become due and payable.

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 upon the property. Grantor shall default in the payment of any such rents, issues, royalties and profits to the extent of any agreement hereunder if grantor shall become delinquent in the payment of any such rents, issues, royalties and profits. Grantor shall have the right to collect all such rents, issues, royalties and profits earned prior to default as beneficiary may at any time without notice, either in person, by agent or by receiver to be appointed by the court, and without regard to the adequacy of any said property, or any part thereof, in it, its name, use for or other possession of the rents, issues, royalties and profits, including those for or other possession of 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 the beneficiary may determine.

Should the grantor fail to keep any of the foregoing covenants, then the beneficiary may at its option carry out the same and all its expenditures therefor shall draw interest at the rate specified in the deed and shall be repayable by the grantor on demand. If the beneficiary shall be secured by the lien of the improvements made on said premises and also to make such repairs to said property as in its sole discretion it may deem necessary or advisable.

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.

1. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, the beneficiary shall have the right to commence, prosecute in its own name, appear in or defend any action or proceedings, or make any compromise or settlement in or connection with such taking and, if it so elects, require that all or any portion of the money acquired to it as compensation for such taking which are in excess of the amount paid or incurred by all reasonable costs, expenses and attorney's fees necessarily incurred by the grantor in such proceedings, shall be paid to the beneficiary; and fees necessarily paid or incurred on any reasonable costs and expenses necessarily paid or incurred by the beneficiary in such proceedings, and the attorney's fee at its own expense, to take such actions and execute such instruments, and the necessary expenses in obtaining such compensation shall be paid to the beneficiary.

3. As additional security, grantor hereby assigns to beneficiary during the continuance of this deed all rents, issues, royalties and profits of the property affected by this deed as to any personal property located thereon. The grantor shall default in the payment of any personal property located thereon. Until full performance of any agreement hereunder, if any indebtedness secured hereby or become due rents, issues, royalties and profits, the grantor shall have the right to receive the same. If the grantor fails to pay the same, the beneficiary may at any time, without notice, either in person, by agent or by a receiver to be appointed by the court, and without regard to the adequacy of the security for the indebtedness hereby secured, enter upon and take possession of the said property, or any part thereof, and sell the same, and the proceeds of the sale of 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 the beneficiary may determine.

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4. The entering upon and taking possession of said property, the collection of such rents, issues and profits or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof, as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

5. The grantor shall notify beneficiary in writing of any sale or contract for sale of the above described property and furnish beneficiary on a form supplied it with such personal information concerning the purchaser as would ordinarily be required of a new loan applicant and shall pay beneficiary a service charge.

6. Time is of the essence of this instrument and upon default by the grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, the beneficiary may declare all sums secured hereby immediately due and payable by delivery to the trustee of written notice of default and election to sell the trust property, which notice trustee shall cause to be duly filed for record. Upon delivery of said notice of default and election to sell, the beneficiary shall deposit with the trustee this trust deed and all promissory notes and documents evidencing indebtedness secured hereby, whereupon the trustee shall fix the time and place of sale and give notice thereof as then required by law.

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 (including costs and expenses actually incurred in enforcing the terms of the obligation and trustee's and attorney's fees 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.

8. After the lapse of such time as may then be required by law following the recordation of said notice of default and giving of said notice of sale, the trustee shall sell said property at the time and place fixed by him in said notice of sale, either as a whole or in separate parcels, and in such order as he may determine, at public auction to the highest bidder for cash, in lawful money of the United States, payable at the 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.

9. When the Trustee sells pursuant to the powers provided herein, 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 beneficiary 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.

STATE OF OREGON

County of Klamath } ss

THIS IS TO CERTIFY that on this 31st day of May, 1989, before me, the undersigned, a

Notary Public in and for said county and state, personally appeared the within named ERNEST L. MANFULL and LINDA S. MANFULL,

to me personally known to be the identical individuals named in and who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public for Oregon

My commission expires: 7-6-90

Loan No. 090-39-01395

TRUST DEED

ERNEST L. MANFULL

LINDA S. MANFULL

Grantor

TO KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

Beneficiary

After Recording Return To:

KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

540 Main Street

Klamath Falls, OR 97601

Fee \$13.00

STATE OF OREGON

County of Klamath } ss

I certify that the within instrument was received for record on the 6th day of June, 1989, at 11:27 o'clock A.M., and recorded in book M89 on page 9953 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

By Railene Muckelbauer Deputy

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: William Sisemora, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have 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 or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust 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 same.

Klamath First Federal Savings & Loan Association, Beneficiary

by

DATED: 1989

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1989 DEED

2023