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5. As additional security, granior hereby assigns to beneficiary during the continuance of these trusts all rents, issues, royatics and profits of the property affected by this deci and of any personal property located thereon. Until the performance of any agreement, strantor shall deaut the performance of any agreement, strantor shall deaut the there are an any for the prior to default as the performance of any agreement, strantor shall thave the right to collect all such rents, issues, noyatics and profits of the prior to default as there royatics and payable. To any default by the grantor hereunder, the strant or shall that the tright to collect all such rents, issues and profits carries and thought the performance of any agreement, and there prior to default as there eccurity for the indebtedness hereby secured, enter gard to the adequacy of any said property, or any part thered, in its own man use for or otherwise collect in the rents, issues and profits, including those past due and unpaid, and apply as the end explanes of operations, including reason and the beneficiary may determine.

2. At any time and from time to time upon written request of the beneficiary, payment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyance, for cancellation), without facting the lability of any person for the payment of the indebtedness, the transite may a constraint or the payment of the indebtedness, the transite may a constraint or the restrict on the restrict or the constraint or creating and restriction thereon. (c) without straints of any person for the payment affecting the ideal or the lien or charge hereof; (d) reconvey without variance may be charge beneficially the restraints the deal or the lien or charge hereof; (d) reconvey "Person or persons leadily entitled thereto" and the resitals therein of any matters or facts shall be conclusive \$5.00.

2. At any time and from time to time upon written request of the beneficiary, payment

It is mutually agreed that: i. 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, proceedings, on name, agreed the subsection of the money's such taking and, if it so eleves that all or as the subsection of the money's grant and the subsection of the subsection with the subsection of the subsection of the subsection of the subsection of or and applied by it first upon any reasonable costs and expenses and attorney's balance applied upon the indebtedness beneficiary in such proceedings, and the set in obtaining such compensation, promptly upon the beneficiary's at its obtaining such compensation, promptly upon the beneficiary's 2. At any time and from time to time

It is mutually agreed that:

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.

property as in its sole discretion it may deem necessary or advisable. We and The grantor further agrees to comply with all laws, ordinances, regulations, fees and expenses of this trastictions affecting said property; to pay all costs, the other costs and expenses of the trustee incurred tile search, as well as in another costs and expenses of the trustee incurred tile search, as well as in appear in and defend any method trustee's and attorney's neo ancetion with outer of appear in and defend any method trustee's and attorney's first and the search of appear in and defend any method of the cost of the beneficiary or trustee and the search as well as in call and the rights or powers of the beneficiary or trustee and the search of the beneficiary or trustee may any and which the beneficiary or trustee may appear and in any suit brooght by bene deed.

Should the grantor fail to keep any of the foregoing covenants, then the beneficiary may at its option carry out the same, and all is expenditures there of a shall draw interest at the specified in the note, and is be repayable by this grantor on demand and ship have the right in its and the repayable by any improvements made on said have the right in its discriminated deed, in property as in its sole discretion it may deem necessary or advisable.

default, any balance remaining in the reserve account shall be credited to the indebtedness. If the reserve account for taxes, assessments, insurance premiums and other charges is not sufficient at any time for the pession of auch charges demand become due, the grantor shall pay the delicit to the beneficiary upon may at its option add the amount of such deficit to the principal of the possibility of the grant of such deficit to the principal of the possibility of the grant of such deficit to the principal of the possibility of the grant of such deficit to the principal of the such deficit to the principal of the possibility of the principal of the possibility of the possibility of the principal of the possibility of the poss

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lating, air-conditioning, retrigerating, watering and irrigation apparatus, equipment and tixtures, together with all awnings, venetian blinds, floor covering in place such as well-towall carpeting and linoleum, shades and built-in appliances now or hereafter installed in or used in connection covering in place such as well-to-well 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 (\$_11,220,00____) Dollars, with interest therein contained and the payment of the sum of ELEVEN_THOUSAND_TWO_HUNDRED_TWENTY & beneficiary or order and made by the grantor, principal and interest being payable in monthly installments of \$_162.60_____ commencing This trust deed shall further secure the payment of such additional money, if any, as may be loaned hereafter by the beneficiary to the grantor or others notes or notes. If the indebtedies secured by this trust deed is evidenced by a more than one note, the beneficiary may refut payments received by it upon asy of said notes or part of any payment on one note and part on another,

which said described real property is not currently used for agricultural, timber or grazing purposes, together with all and singular the appurtenances, tenements, hereditaments, rents, issues, profits, water rights, easements or privileges now or 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, venti-lating, air conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, ventian blinds, floor

to or be assumed by another party. In the event of an attempted assignment or assumption, the entire unpaid balance shall become immediately due and payable.

Grantor's performance under this trust deed and the note it secures may not be assigned

TAX ACCT. NO. 3909 11CB 4300 KEY NO: 553608

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

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

LESS the following described portion conveyed to George L. Stevens and Elfie Stevens, husband and wife, by Deed recorded in Book 221, page 445, Klamath County Deed Records,

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.

.Klamath .. County, Oregon, described as:

The grantor irrevocably grants, bargains, sells and conveys to the trustee, in trust, with power of sale, the property in

KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the WITNESSETH:

as grantor. William Sisemore, as trustee, and

ERNEST L. MANFULL and LINDA S. MANFULL, Husband and Wife

The grantor hereby covenants to and with the trustee and the beneficiary herein that the said promises and property conveyed by this trust deed are free and clear of all encumbrates and that the grantor will and his heirs, against the claims of all persons whomsoever.

Against the claims of all persons whomsoever. Against the claims of all persons whomsoever. The grantor covenants and agrees to pay said note according to the terms said property: to seep and property free from a clarer charges levid against edence over this trace deci to complete all buildings in course of construction hereof and, when the said property free from a second second second second edence over this trace deci to complete all buildings in course of construction hereof or the date could on said premises within an information of the date said property which may be all against the second second

obtained. In order to provide regularly for the prompt payment of said targe, assess-ments or other charges and insurance premiums, the grantor agrees to pay to principal and interest payable under the termion to the monthly payments of bereby, an amount equal to one-twelth (1/sth) of the insurance premiums other charges due and payable with respect to said property within each nace this fuely months in effect, as estimate and directed by the beneficiary payable with respect to said property within each nucleon this fuely end to one-thirty-situate each directed by the beneficiary seven and the reserve and is one-chirty-situate and directed by the beneficiary seven and the principal of the low unit equiled on the the beneficiary in the serve account, without interest, to pay aside and payable.

premuma, takes, assessments or unter theses when they shall between une and payable. While the grantor is to pay any and all takes, assessments and other charges levied or assessed anises and property, or any part thereof, before policies upon said property and all takes, assessments and other filting, as aforesaid. The grantor hereby authorises the beneficiary to pay and all takes, assessments and other charges levied or imposed against by the collector of such takes, assessments or other cherts thereof furnished the une premiums in the amounts as shown on the statement of imposed against principal of the loan or to wripresentatives, and to charge a submitted by finance carriers or the amounts as nown on the statement and sums to the the insurance carriers or the famounts which may paid sums to the finance of the loan or to wripresentatives, and to failure to fargato the principal of the loan or to wripresentatives, and to failure to the grantor agrees and written or for any loss or damage growing out of a dhare any insur-surance policy, and the beneficiaries for payment and event of any in-surance to chold the beneficiaries for payment and wrent do apply in full or upon sale or other acquisition of the property by the beneficiary and full or upon sale or other acquisition of the property by the beneficiary after

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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 the said other impurance polletes or compensation or awards for any taking taking and the property of provide the portation or clease thereon, any taking taking and may be proved by delauts or notice of default hereinder 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 in-mediately 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 expenditures secured hereby, whereupon the trustees 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 setually 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 cire the default.

6. 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 saie, the trustee shall sell said property at the time and place fixed by him in said notice of saie, 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 saie. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place and from time to time thereafter may postpone the sale by public announcement.

DATED:

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nouncement at the time fixed by the preceding postponement. The trustee shall deliver to the purchaser his deed in form as required by law, convering the property so sold, but without any covenant or warranty, express or implied. The recitais in the deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee but including the granter and the beneficiary, may purchase at the sale.

and the contributy, may purchase at the sale. 9. When the Trustee sells purcute 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 attorner. (2) To the obligation secured by the trust deed. (3) To all persons having recorded lies 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 hereinder. Upon such appointment and without conveyance to the successor trustee, the latter shall be vested with all tille, p Rent and duits conferred upon any trustee nerein name or appointed hereinder. Each control trustee and an any trustee nerein and the defined hereinder. Each control trustee in the stater shall be vested with all this pices of be cont, 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 the brought by the trustee.

12. This deed applies to, inures to the benefit of, and binds all parties bereto, their heirs, legates devises, administrators, executors, successors and assigns. The torm "beneficiary" shall mean the holder and owner, including pledgee, of the note accured herpby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the manculing gender includes the feminine and/or neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said granter has hereunto set his hand and seal the day and year first above written.

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[10] A. M.	ERNEST L. MANFULL
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THIS IS TO CERTIFY that on this 31st day	of May , 19.89, before me, the undersigned, a
Notary Public in and for said county and state, per LINDA S. MANFULL.	sonally appeared the within named ERNEST L. MANFULL and
to me personally known to be the identical individuals	2 named in and who executed the foregoing instrument and acknowledged to me that
IN TESTIMON WHERE F. I have hereunto set m	y hand and attized my notarial seal-the deer and year last above written.
SEAL CONTRACTOR	Notary Public for Oregon My commission expires: 7-6-90
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REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

19.

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.

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