FORM #220 4-89

34138

Mountain Title Co. #21681

requesting payment the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower Security Instrument. Unless Borrowecand Lender agree to other terms of populant, these summy shall near interest from Any discounts disbursed by Lender under this paragraph Anali become additional debt of Barrows arrest by the action and describe paragraph is Lender does not bayened additional debt of Barrows arrest by the action and dept. Hederal arrest arrest by the action as a second and debt of Barrows arrest by the action as a second arrest by the action as a second action of the action as a second action of the action are a second action as a second action of the action are a second action as a second action of the action are a second action as a second action of the action are a second action as a second action of the action are a second action of the action are a second action as a second action are a second action as a second action action as a second action action as a second action actio in the Property Lander's actions may include paying any sums se.240! Maju "grieer lies priority over this Security Included as priority over this Security Included. tegulations), then I emplet make do and bas for whatever is necessary in Klamath Falls, (OR 97601 and problems makes Lender's rights in the Property (such as a proceeding in bankruptey, probate, for condemnation or to enforce tast or read the Property and a second control tast or the process of the property of the propert cuvenants and agreements contained in this Security Distrament, as there is a legal proceeding that may supplicative affect fee title shall not merge unless Leader agrees to the merger in writing.

7. Protection of Leader's Rights in the Property, Morigage Insurance, It flore over talk to perform the change the Property, and we the Property to detectorate on containt waste. It this Sectorate instrument is one a basehold Instrument networks they are with each use the second of the Company of the second of from damage to the Property prior to the acquisition chall pass to Lender to the extern of internal secures in the se William L., Sisemore ("Trustee"). The beneficiary is KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, which is organized and existing DOLLOWER OWES L'ENGET THE PRINCIPAL SUM OF CONTROL OF THE PRINCIPAL SUM 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; (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note; and (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 to 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 of the giving of notice nonconcentiant the new polices span streak the hor or regions of more or prescribed set that space at the police of the police o platsthereofcon filesin thecoffice of the County Clerk of Klamath County, per sub-bace of Oregon the griforeconem of the lign or fortainer of any part of the Property, or (e) scoures from the health of the first an Borrawer stall prompily, discharge any first which has prively over this Security instrument unies: singrower; (s) agrees in writing to the payment of the obligation secured by the lieu in a finance acceptable to Ecraler; (b) societies in good faith the lieu by, or defends against enforcement of the figurant legal process finance which has been a singred agreement of the lieu and legal process finance which has been a singred agreement to receipts evidencing the payments. Acres by \$3909-014AB-03800 if Hollower makes these havings of \$569628 thinks in tenderal names to remote Bollower shall but the name of an outer state of the first shall be not a superior shall but the content of the first shall be not been allowed by the property of the first shall be not been allowed by the name of the first shall be not been allowed by the first shall be not been allowed by the name of the n Charges; Liens. Borrower shall pay all taxes, assessments, charges, these anotompositions agricultable to the Property which may attain priority deer this Security Instrument, and leasebold bigments or pround reass if any Note: (httds/to amounts payable under paragraph 2; fourth, to interest due; and last, to principal on paragraphs hand a shall be applied first, to late charges due under the Sole second, to propagnion of a recome entire, the 30. Application of Phyments, "Unless applicable law provides otherwise, all payments received by Lember and r application as a credit against the sums secured by this Security Instrument. *See! Attached Adjustable Rate Loan Rider made a part herein; oncours buffer and to be now a sub-times held by Lender H under paragraph 19 the Property Larrance of Lander and apply to late Upon Property Larrance of Lander and apply to late Upon Property Larrance of Lander and apply to late Upon Property Larrance of Lander and Larrance of Lander and Larrance of Lar amount recessary to make un the deficiency in one or more payments as required by Lender. discount of the Funds hold by Lander is not sufficient to pay the iscrew Rema When due. Horzover, shall pay to be a levally If the amount of the Frinds held by Lender, together with she tritute monthly payments of Funds payous prior to the due dates of the exercise shall exceed the amount sequred respective facins when discrete gress shall extra the foreign soprior, either promptly, repaid to Borrower or recollect to Borrower as option, either promptly, repaid to Borrower or recollect to Borrower on an additional price of Funds. If the contract the foreign have the foreign to be a facility price of Funds. If the contract the foreign have the foreign to be a facility of Funds. 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. UNIFORM COVENNERS C Berrower and Lender coverant and egreene folices: I. Payment of Principal and Interest: Frepaymest and Late Charges, "Barrower with promisely fay a length of the

OREGON—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due

the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law of to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note; until the Note is paid in full, a sum ("Funds") equal to one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or ground rents on the Property; if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any These items are called "escrow items." Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any

amount necessary to make up the deficiency in one or more payments as required by Lender.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Security Instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the

Note; third, to amounts payable under paragraph 2; fourth, to interest due; and last, to principal due.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender

receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security. Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

(History 5. : Hazard Insurance, : Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term, extended coverage, and any other hazards for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be

nreasonably withheld: Apparent A. DOLOBE VENEZIONAL Exploration of the property of the control o Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance

carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security

Instrument immediately prior to the acquisition:

6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and

fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower

requesting payment.

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Hountain Atta Copertion:

(i) If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs I and 2 or change the amount of such payments.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payments modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Rorrower shall not operate to release the liability of the original Rorrower or Rorrower's successor in interest. interest of Borrower shall not operate to release the liability of the original Borrower of Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without

that Borrower's consent.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges collected or to be collected in charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in charges, and that law is many interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the first class mail to Lender's address Borrower designates by notice to Lender. Any notice to Lender shall be given by provided for in this Security Instrument chall be deemed to have been given to Borrower or Lender when given as provided. provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided

provided for in this Security Instrument shall be deemed to have been given to borrower or Lender when In this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the Jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument or the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument. Interest in it is sold or transferred or if a beneficial Interest in Borrower. If all or any part of the Property or any person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by

federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any

Ins security Instrument. It borrower tails to pay these sums prior to the expiration of this period, Lender may invoke any fremedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower. applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument, or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this reasonably require to assure that the lien of this Security Instrument; including, but not limited to, reasonable attorneys fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument; Lender's rights in the Property and Borrower's Borrower, this Security Instrument and the obligations secured hereby shall continue unchanged. Upon reinstatement by occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17. occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

14140 ASCEPT NON UNIFORM COVENANTS Borrower and Lender further covenant and agree as follows: hip is the 19. Acceleration; Remedies, Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower; by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence. If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold and shall cause such notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall give notice of sale in the manner prescribed by applicable law to Borrower and to other persons prescribed by applicable law. After the time required by applicable law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale. Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it. 20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument. 21. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs. builty 22. Substitute Trustee. Lender may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property; the successor trustee shall succeed to all the title, power and duties conferred upon (Trustee herein and by applicable law, or upon the conferred upon (Trustee herein and by applicable law, or upon the conferred upon (Trustee herein and by applicable law, or upon the conferred upon (Trustee herein and by applicable law, or upon the conferred upon (Trustee herein and by applicable law, or upon the conferred upon (Trustee herein and by applicable law). 23. Use of Property. The Property is not currently used for agricultural, timber or grazing purposes. attorneys' Fees. As used in this Security Instrument and in the Note, "attorneys' fees" shall include any attorneys' fees awarded by an appellate court. 20 (100), 110 (100), 100 (100), 1000 (100), 1 25. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)], Suggesting Security Instrumen ा िया व्यापित Graduated Payment Rider अपन प्रदेश ाहि Planned (Unit Development) Rider Other(s) [[sbecify]] Assigns, found; Joint and Several Unbility; Consigners. The accordance in agreement of contribution of state and some of the successors and assigns of Lender and Astronomy, and the successors and assigns of Lender and Astronomy, and the successors and assigns of Lender and Astronomy. shall hotbe a waiver of or preclude the exercise of any right or remedy 1/2 HIS BY SIGNING BELOW! Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with its restriction program processes to the terms are program of the community Thomas Garburt: Not have Borrower and his planet Richard, L. Ge Andrews Frender and Bottoms Corporates to manufacture and Bottoms Corporates to manufacture and the same secured to the sa to the same secured by this Security Instrument, whether or morti **Latricia A. Garputt** nake an award of sertie a claim for alamases. Bonrower fails to respond to Lender within 30 and affective date metrees and the claim for the date metrees and the date of th If the Property is abandoned by Borrower, or it, after notice by Lender to Borrower that the concernor effers to paid to Horrower.

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OUR CONTROLLED TO DOT then due, with any garees paid to Borrower. In the event of a range taking of the Francisco of the amount of the proceeds multiplied by the folit are of the francisco of the four of the proceeds multiplied by the folit are of the francisco of th In the event of a total taking of the Property, the proceeds stall its applied to the sime July 20, 1989

The foregoing instrument was acknowledged before me this. Richard T. Tand Patricial A. Garbutt and Thomas Garbutt (date) 8. Inspection. I ender of its agentane (betsou(s) sections ledging) is upon and inspections of the Professional

insurance terrotogies in accordance with Borrower's and Lendad's writest agreement or applicable law Borrewer shall pay the premiums reduced to maintain the insurance in effect units us a time as the relucion to the Society of the Society of

come m Chand Notary Public

This instrument was prepared by ... Klamath First Federal Savings & Loan Assn.

ADJUSTABLE RATE LOAN RIDER

NOTICE: THE SECURITY INSTRUMENT SECURES A NOTE WHICH CONTAINS A PROVISION ALLOWING FOR CHANGES IN THE INTEREST RATE. INCREASES IN THE INTEREST RATE WILL RESULT IN HIGHER PAYMENTS. DECREASES IN THE INTEREST RATE WILL RESULT IN LOWER PAYMENTS.

This Rider is made this 20th day of
ment") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to
(the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at . 4864 Glenwood Drive, Klamath Falls, OR 97603
Property Address
Modifications. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:
A. INTEREST RATE AND MONTHLY PAYMENT CHANGES The Note has an "Initial Interest Rate" of 10.00%. The Note interest rate may be increased or decreased on the 1st day of the month beginning on September
12. months thereafter. Changes in the interest rate assessment by the second control of the month every
Changes in the interest rate are governed by changes in an interest rate index called the "Index". The Index is the: [Check one box to indicate Index.] (1) • "Contract Interest Rate Bysobose of Residue 1.00".
(1) □ * "Contract Interest Rate, Purchase of Previously Occupied Homes, National Average for all Major Types of Lenders" published by the Federal Home Loan Bank Board. (2) Federal Home Loan Bank of San Francisco Eleventh District Institutions Monthly Weighted Average Cost of Funds
[Check one box to indicate whether there is any maximum limit on changes in the interest rate on each Change Date; if no box is checked there will be no maximum limit on changes.]
(1) There is no maximum limit on changes in the interest rate at any Change Date.
*See Note (2) The interest rate cannot be changed by more than 1,00, percentage points at any Change Date. Below If the interest rate changes, the amount of Borrower's monthly payments will change as provided in the Note. Increases in the interest rate will result in higher payments. Decreases in the interest rate will result in lower payments. B. LOAN CHARGES
It could be that the loan secured by the Sourier T.
loan would exceed permitted limits. If this is the cost than the confected or to be collected in connection with the
ed permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal
문화를 하는 C. FRIOR LIENS 보는 한 작용하면 되었는 경우를 가면 하는 것이 되었습니다. 그는 그를 하는 그는 그는 그를 하는 것으로 그는 그는
If Lender determines that all or any part of the sums secured by this Security Instrument are subject to a lien which has priority over this Security Instrument, Lender may send Borrower a notice identifying that lien. Borrower shall promptly act with regard to that lien as provided in paragraph 4 of the Security Instrument or shall promptly secure an agreement in a form satisfactory to Lender subordinating that lien to this Security Instrument. D. TRANSFER OF THE PROPERTY
If there is a transfer of the Property subject to page 1, 17
an increase in the current Note interest rate, or (2) an increase in (or removal of) the limit on the amount of any one interest rate change (if there is a limit), or (3) a change in the Base Index figure, or all of these, as a condition of Lender's waiving the option to accelerate provided in paragraph 17.
By signing this. Borrower agrees to all of the above
*With a limit on the interest rate adjustments during the life of the loan of plus or make three (± 3.00) percentage points.
Thomas Touchit The
Borrower Richard L. Garbutt —Borrower —Borrower
Patrice a Start #
Patricia A. Garbutt —Borrower
STATE OF OREGON: COUNTY OF KLAMATH: ss.
:
Filed for record at request of <u>Mountain Title Co.</u> of Aug. A.D. 19 89 of 12:28 in a the <u>1st</u> day
A.D., 19 07 at 12:28 o'clock P.M., and duly recorded in Vol.
ALMSTELL BATE LIAN BUILT TO PERSONAL STREET ON Page 14137 FEE \$28.00 By Quelles Mullenders