

4. The entering upon and taking possession of said property, the collection of rents, issues and profits or the proceeds of the said 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 expenditures 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 recording 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.

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

Rodger J. Isaacson (SEAL)
Rodger J. Isaacson

Cheryl A. Isaacson (SEAL)
Cheryl A. Isaacson

THIS IS TO CERTIFY that on this 14th day of August, 1989, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Rodger J. Isaacson and Cheryl A. Isaacson

to me personally known to be the identical individual^s 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.

David Chandler
Notary Public for Oregon
My commission expires: 7-6-90

Loan No. 090-39-01407

TRUST DEED

Rodger J. Isaacson

Cheryl A. Isaacson

TO Grantor

**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

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON
County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ Record of Mortgages of said County.

Witness my hand and seal of County affixed.

County Clerk

By _____

Deputy

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: William Sizemore, _____, 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 a 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

DATED: _____, 19____

by _____

ATTACHMENT "A"

A tract of land situated in Lot 4, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a 5/8" iron pin on the North line of Zuckerman Road which bears South 89 degrees 58' 45" East a distance of 2,770.0 feet and North a distance of 30.0 feet from the iron pin marking the Southwest corner of said Section 17, said point also being the Southeast corner of Tract described in Deed Volume M65, page 2162; thence North a distance of 849.85 feet to a 5/8" iron pin; thence North 86 degrees 56' East a distance of 212.71 feet to a 5/8" iron pin; thence continuing North 86 degrees 56' East to the Westerly bank of Lost River; thence Southeasterly along the Westerly bank of Lost River to the Northwesterly corner of tract described in instrument recorded in Volume M69, page 837; thence South along the West line of last mentioned tract of a distance of 433.3 feet to the North line of Zuckerman Road; thence North 89 degrees 58' 45" West along said line a distance of 515.96 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 18th day
of Aug. A.D., 19 89 at 3:50 o'clock P.M., and duly recorded in Vol. M89,
of Mortgages on Page 15440.
Evelyn Biehn County Clerk
By Randall M. Miller

FEE \$18.00