

12549

DEED OF TRUST  
LINE OF CREDIT MORTGAGE

23537 M90 Page 5125

Date: March 19, 1990

Grantor(s): FRANKLIN PEOPLES  
DAWN PEOPLES  
Borrower(s): FRANKLIN PEOPLES  
DAWN PEOPLES  
Beneficiary/("Lender"): U.S. NATIONAL BANK OF OREGON  
Trustee: U.S. BANK OF WASHINGTON,  
NATIONAL ASSOCIATION

Address: BOX 541 EDSALL ST  
BLY OR 97622  
Address: BOX 541 EDSALL ST  
BLY OR 97622  
Address: P O BOX 1107  
MEDFORD OR 97501  
Address: PO BOX 3347  
PORTLAND OR 97208

1. GRANT OF DEED OF TRUST. By signing below as Grantor, I irrevocably grant, bargain, sell and convey to Trustee, in trust, with power of sale, the following property, Tax Account Number 105797, located in KLAMATH County, State of Oregon:  
SEE ATTACHED LEGAL DESCRIPTION

and all buildings and other improvements and fixtures now or later located on the property. I also hereby assign to Lender any existing and future leases and rents from the property as additional security for the debt described below. I agree that I will be legally bound by all the terms stated in this Deed of Trust

2. DEBT SECURED. This Deed of Trust and assignment of rents secures the following:

☐ a. The payment of the principal, interest, credit report fees, late charges, collection costs, attorneys' fees (including any on appeal), and other amounts owing under a note ("Note") with an original principal amount of \$ \_\_\_\_\_, dated \_\_\_\_\_, 19\_\_\_\_, signed by \_\_\_\_\_ (Borrower) and payable to Lender, on which the last payment is due \_\_\_\_\_, 19\_\_\_\_.

and under any extensions and renewals of any length. The words "LINE OF CREDIT MORTGAGE" do not apply to this Deed of Trust if this paragraph 2.a. is checked, unless paragraph 2.b. is also checked.

☒ b. The payment of all amounts that are payable to Lender at any time under U.S. CREDITLINE-EQUITY AGREEMENT FRANKLIN PEOPLES (Name of Agreement) dated 03-19-90, and any amendments thereto ("Credit Agreement"), signed by DAWN PEOPLES ("Borrower"). The Credit Agreement is for a revolving line of credit under which Borrower may obtain (in accordance with the terms of the Credit Agreement) one or more loans from Lender on one or more occasions. The maximum amount to be advanced and outstanding at any one time pursuant to the Credit Agreement is \$17,500. The Credit Agreement has a term of 10 years, ending on 03-19-00, which is the date on which the total outstanding balance owing under the Credit Agreement, if not sooner paid, is due and payable in full. This Deed of Trust secures the performance of the Credit Agreement, the payment of all loans payable to Lender at any time under the Credit Agreement, the payment of all interest, credit report fees, late charges, membership fees, attorneys' fees (including any on appeal), collection costs and all other amounts that are payable to Lender at any time under the Credit Agreement, and any extensions and renewals of any length.

☒ c. This Deed of Trust also secures the payment of all other sums, with interest thereon, advanced under this Deed of Trust to protect the security of this Deed of Trust, and the performance of any covenants and agreements under this Deed of Trust. This Deed of Trust also secures the repayment of any future advances, with interest thereon, made to Borrower under this Deed of Trust.

The interest rate, payment terms and balance due under the Note and under the Credit Agreement may be indexed, adjusted, renewed or renegotiated in accordance with the terms of the Note and the Credit Agreement and any extensions and renewals of the Note and Credit Agreement.

3. INSURANCE, LIENS, AND UPKEEP.

- 3.1 I will keep the property insured by companies acceptable to you with fire and theft insurance, flood insurance if the property is located in any area which is, or hereafter will be designated a special flood hazard area, and extended coverage insurance  
NORTHWEST FARM BUREAU

The policy amount will be enough to pay the entire amount owing on the debt secured by this Deed of Trust or the insurable value of the property, whichever is less, despite any "co-insurance" or similar provision in the policy. The insurance policies will have your standard loss payable endorsement. No one but you has a mortgage or lien on the property, except the following "Permitted Lien(s)":  
NONE

- 3.2 I will pay taxes and any debts that might become a lien on the property, and will keep it free of trust deeds, mortgages and liens, other than yours and the Permitted Liens just described.  
3.3 I will also keep the property in good condition and repair and will prevent the removal of any of the improvements.  
3.4 If any of these things agreed to in this Section 3 are not done, you may do them and add the cost to the Note or Credit Agreement. I will pay the cost of your doing these whenever you ask, with interest at the fixed or floating rate charged under the Note or the Credit Agreement, whichever is higher. Even if you do these things, my failure to do them will be a default under Section 6, and you may still use other rights you have for the default.  
4. DUE-ON-SALE. I agree that you may, at your option, declare due and payable all sums secured by this Deed of Trust if all or any part of the property, or an interest in the property, is sold or transferred. If

you exercise the option to accelerate I know that you may use any default remedies permitted under this Deed of Trust and applicable law. I know that you may exercise your rights under this due-on-sale provision each time all or any part of the property, or an interest in the property, is sold or transferred, whether or not you exercised your rights on any previous sales or transfers.

5. PROTECTING YOUR INTEREST. I will do anything that may now or later be necessary to perfect and preserve this Deed of Trust, and I will pay all recording fees and other fees and costs involved.

6. DEFAULT. It will be a default:

- 6.1 If you don't receive any payment on the debt secured by this Deed of Trust when it is due;  
6.2 If I fail to keep any agreement or breach any warranties, representations or covenants I have made in this Deed of Trust, or there is a default under any security agreement, trust deed, mortgage, or other security document that secures any part of the debt secured by this Deed of Trust.  
6.3 If any Co-Borrower, Grantor or I become insolvent or bankrupt;  
6.4 If I have given you a false financial statement, or if I haven't told you the truth about my financial situation, about the security, or about my use of the money;  
6.5 If any creditor tries, by legal process, to take money from any bank account any Co-Borrower, Grantor or I may have, or tries, by legal process, to take any other money or property I may then have coming from you;  
6.6 If any person tries or threatens to foreclose or declare a forfeiture on the property under any land sale contract; or to foreclose any Permitted Lien or other lien on the property;  
6.7 If there is any default under any lease or sublease of the property to which I am a party or through which I derive any interest in the property.

7. YOUR RIGHTS AFTER DEFAULT. After a default you will have the following rights and may use any one, or any combination of them, at any time.

- 7.1 You may declare the entire secured debt immediately due and payable all at once without notice.
- 7.2 Subject to any limitations imposed by applicable law, either before or after a sale of the property under a judicial foreclosure, or before a sale of the property by advertisement and sale by the Trustee, you may sue for and recover from Borrower all amounts remaining under the Credit Agreement, under the Note, and under this Deed of Trust.
- 7.3 You may foreclose this Deed of Trust under applicable law either judicially by suit in equity or nonjudicially by advertisement and sale.
- 7.4 You may have any rents from the property collected and pay the amount received, over and above costs of collection and other lawful expenses, on the debt secured by this Deed of Trust.
- 7.5 I will be liable for all reasonable collection costs you incur, to the full extent allowed by law. If you foreclose this Deed of Trust either judicially by suit in equity or nonjudicially by advertisement and sale, I will also be liable for your reasonable attorneys' fees including any on appeal.
- 7.6 You may use any other rights you have under the law, this Deed of Trust, or other agreements.

#### 8. HAZARDOUS SUBSTANCES.

- 8.1 Except as previously disclosed to you in writing, I represent and warrant to you that no hazardous substances are stored, located, used or produced on the property, and that to the best of my knowledge, after due and diligent inquiry, no hazardous substances are stored, located, used or produced on any adjacent property, nor have any hazardous substances been stored, located, used, produced, or released on the property or any adjacent property prior to my ownership, possession or control of the property.
- 8.2 I will not cause nor permit any activities on the property which directly or indirectly could result in the release of any hazardous substance onto or under the property or any other property. I agree to provide written notice to you immediately when I become aware that the property or any adjacent property is being or has been subjected to a release of any hazardous substance.
- 8.3 You and your representatives may enter the property at any time for the purpose of conducting an environmental audit, committing only such injury to the property as may be necessary to conduct the audit. You shall not be required to remedy any such injury or compensate me therefor. I shall cooperate in all respects in the performance of the audit. I shall pay the costs of the audit if either a default exists under this Deed of Trust at the time you arrange to have the audit performed or the audit reveals a default pertaining to hazardous substances. If I refuse to permit you or your representatives to conduct an environmental audit on the property, you may specifically enforce performance of this provision.
- 8.4 I will indemnify and hold you harmless from and against any and all claims, demands, liabilities, lawsuits and other proceedings, damages, losses, liens, penalties, fines, clean-up and other costs, expenses, and attorney fees (including any on appeal) arising directly or indirectly from or out of, or in any way connected with (i) the breach of any representation, warranty, covenant, or agreement concerning hazardous substances contained in this Deed of Trust or in any other document executed by me in connection

with the debt secured by this Deed of Trust; (ii) any release onto or under the property or other property of any hazardous substance which occurs as a direct or indirect result of acts or omissions by me or my agents or independent contractors; and (iii) any release onto or under the property of any hazardous substance which occurs during my ownership, possession, or control of the property.

- 8.5 If you shall at any time, through the exercise of any of your remedies under this Deed of Trust, or by taking a deed in lieu of foreclosure, hold title to or own the property in your own right, you may, at your option, convey the property to me. I covenant and agree that I shall accept delivery of any instrument of conveyance and resume ownership of the property in the event you exercise your option hereunder to convey the property to me. You, at your sole discretion, shall have the right to record any instrument conveying the property to me and such recordation shall be deemed acceptance by me of the instrument and the conveyance.
- 8.6 All of my representations, warranties, covenants and agreements contained in this Deed of Trust regarding hazardous substances, including but not limited to my agreement to accept conveyance of the property from you and resume ownership, shall survive foreclosure of this Deed of Trust or acceptance by you of a deed in lieu of foreclosure.
- 8.7 For purposes of this Deed of Trust, the term "hazardous substances" means any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material or a hazardous, toxic or radioactive substance (or designated by any other similar term) by any applicable federal, state or local statute, regulation or ordinance now in effect or in effect at any time during either the term of this Deed of Trust or the period of time I remain in possession, custody, or control of the property following either foreclosure of this Deed of Trust or acceptance by you of a deed in lieu of foreclosure.

9. SATISFACTION OF DEED OF TRUST. When the secured debt is completely paid off and the Credit Agreement is cancelled and terminated as to any future loans, I understand that the Lender will request Trustee to reconvey, without warranty, the property to the person legally entitled thereto. I will pay the Trustee a reasonable fee for preparation and execution of the reconveyance instrument and I will record the reconveyance at my expense.

10. CHANGE OF ADDRESS. I will give you my new address in writing whenever I move. You may give me any notices by regular mail at the last address I have given you.

11. OREGON LAW APPLIES. This Deed of Trust will be governed by Oregon law. Even though the words "LINE OF CREDIT MORTGAGE" appear on this Deed of Trust, this instrument is a Deed of Trust and is subject to Oregon law respecting Deeds of Trust.

12. NAMES OF PARTIES. In this Deed of Trust "I," "me" and "my" mean Grantor(s), and "you" and "your" mean Beneficiary/Lender.

I agree to all the terms of this Deed of Trust.

Grantor Franklin Peoples  
Grantor Dawn Peoples  
Grantor

#### INDIVIDUAL ACKNOWLEDGEMENT

STATE OF OREGON )

County of Clatsop ) ss.

Personally appeared the above named Franklin Peoples and Dawn Peoples and acknowledged the foregoing Deed of Trust to be their voluntary act.

Before me:

Barbara L. Rouse  
Notary Public for Oregon

My commission expires: 11/12/91

#### REQUEST FOR RECONVEYANCE

TO TRUSTEE

The undersigned is the holder of the Note and/or Credit Agreement secured by this Deed of Trust. The entire obligation evidenced by the Note and/or the Credit Agreement, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel the Note and/or the Credit Agreement and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under the Deed of Trust to the person or persons legally entitled thereto.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

DEED OF TRUST

THIS SPACE FOR RECORDER USE

Grantor/Borrower

Beneficiary

Trustee

After recording, return to:

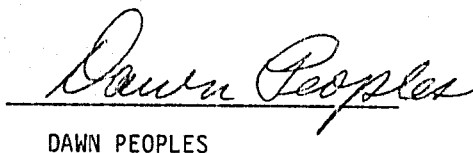
US Bank 131 E. Main Medford, OR 97501

Beginning at a point on the Northerly line of Edsall Street, Bly, Klamath County, Oregon, which is 105 feet distant Easterly from the Northeast corner of Edsall and Edler Streets; thence Easterly along the Northerly line of Edsall Street 44.6 feet, more or less, to the Southwest corner of that certain parcel of land heretofore conveyed to Eva May Edelson and Alf Ostmo by deed dated August 30, 1935, and recorded on September 16, 1935, Deed Volume 105, page 186, Records of Klamath County, Oregon; thence Northerly along the Westerly line of the last mentioned parcel 100 feet, more or less, to the Southerly line of that certain parcel of land heretofore conveyed to Bly Water Company by deed dated October 19, 1929, recorded October 23, 1929, Deed Volume 88, page 194, Records of Klamath County, Oregon; thence Westerly along the Southerly line of said last mentioned parcel of land 44.6 feet, more or less, to the Westerly line of that certain parcel of land conveyed by Louise Thurston, et al., to Ida E. Howard by deed dated December 28, 1926, recorded January 4, 1927, Deed Volume 75, page 63, Records of Klamath County, Oregon; thence Southerly along the Easterly line of said last mentioned parcel of land 100 feet to the point of beginning, being a parcel of land 44.6 feet by 100 feet situate in Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon

AND Beginning at a point on the Northerly line of Edsall Street, which is Easterly 149.6 feet from the Northeast corner of Edsall and Edler Streets, Bly, Klamath County, Oregon; thence North 1 degree 13' East 100 feet; thence South 88 degrees 47' East 50 feet; thence South 1 degree 13' West 100 feet, more or less to the Northerly line of Edsall Street; thence along the Northerly line of Edsall Street North 88 degrees 47' West 50 feet to the point of beginning, being a portion of Lot 2, Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3714 003AB 03100

  
FRANKLIN PEOPLES

  
DAWN PEOPLES

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 20th day  
of March A.D. 19 90 at 2:22 o'clock P.M., and duly recorded in Vol. M90  
of Mortgages on Page 5125

FEE \$18.00

Evelyn Biehn, County Clerk

By 