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After recording please return to: Klamath First Federal 540 Main Street Klamath Falls, OR 97601

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DEED OF TRUST

		October 5
THIS DEED OF TRUST ("Secur	ity Instrument) is made on	October 5 dson tee is
90 The grantor is	odson und	USUI
Busband and Wife	('Bor ower'). The trus!	(ce is
William L. Sisemore		("Trustee"). The beneficiary is
KI AMATH FIRST FEDERAL SAVIN	GS AND LOAN ASSOCIAT	ON which is organized and existing
the United Sta	tes of America., and M	hose address is
An Main Street, Klamath F	alls, OR 97601	ON, which is organized and existing whose address is("Lender"). Ind dollars and no cents("Lender"). D). This debt is evidenced by Borrower's note
Tandas the province of the second second	of Six hundred thousar	d dollars and no cents
Borreneer (TALS Lender Inc.) - Inc. and Sum	- Dollars (115; \$ 600,000.00)). This debt is evidenced by Borrower's note es for monthly payments, with the full debt, if not
dated the sum e date as this Security Indi- paid earlies, due and payable onOct secures so Lender: (a) the repayment of modifications; (b) the payment of all off Security Insoument; (c) the performanc Note; and (d) the repayment of any futh paragraph below ("Future Advances"). F to full repay of the property by Th	15, 2010 with call dat for debt reickneed by the Net e of Borrower's covenants and a ure advances, with interest there UTURE ADV/ NCES. Upon re- mastee to Barrower, may make bu	es for monthly payments, with the full debt, if not te Oct., 15, 2005. This Security Instrument ite, with interest, and all renewals, extensions and d under paragraph 7 to protect the security of this igreements under this Security Instrument and the con, made to Borrower by Lender pursuant to the quest to Borrower, Lender, at Lender's option prior ture Advances to Borrower. Such Future Advances, acced by promissory notes stating that said notes are nveys to Trustee, in trust, with power of sale, the County, Oregon:

"Sen Attached Exhibit "A" for legal description

Acct. 13809-34CD-5500

國家開始目的

요즘데요~!! di trobie

Key 144905

"UNDER ORECON LAW, MOST AGREEMETTS, PROMISES AND COMMITMENTS MADE BY US AFTER THE EFFECTIVE DATE OF THIS ACT CONCERNING LOANS AND OTHER CREDIT EXTENSIONS WHICH ARE NOT FOR PERSONAL, FAMILY OR HOUSEHOLD FURPOSES OR SECURED SOLELY BY THE BORROWER'S RUSIDENCE MIST BE IN WRITING, EXPRESS CONSIDERATION AND BE SIGNED BY US TO BE ENFORCEABLE."

*See Artached Adjustable Rate Loin Rider made a part herein. 1. 1. 2.

	Adductable Rate Lo.	in Rider made : part herein.
"See ACCACINED	AUJUSTANTE WALL W	讀著 计非常描述 化后线细胞精细胞 线位压缩线系统 计分离数 预定 法行行 计分子分子 化分子分子
이 가지 않지 않았는 것을 많은 것을 많은 것	[영화] 영상 방문 이 [2018] [1]	講教院書 经通知 的复数装饰的 医骨骨间的 医骨骨间骨上骨上骨上骨上骨上骨上骨上骨上骨上骨上
一 在台口的复数形式的复数形式	요즘 물건을 많이 있는 것을 많이 많이 없다.	建氯化物 医多种结核的 法保证的过去式 医外外的 医子宫的 化乙基苯乙基 法法法法 法法法法 法法法法 化丁烯酸 化乙烯酸化乙烯
2013년 12 - 박민토	은 범죄가 앞다고 물건 전 전망에	建黄鹂复数翩翩的或戏翩翩翩翩翩的小鼓 经建筑委员报任务部分 地名加尔尔尔 法人的过去式分词
- 科学 法特征的 网络红花	이 별할 것 같은 것 같은 것 같이 없는 것	建氯乙酸 医结核管肠 化化物理量的 医副子宫的 医子宫的复数 医结束性神经炎 计算机 化分子分子分子分子
	3 비용 / 너무 비용 비용 가 있는 것 같아.	"清晰,必要是"静脉"是我的人物地位的时候,通知的方法,我是他们的方法。"你们的",我们的方法的"清晰",这些人们的一个,我们就是一个人们的,我们的方法,我们的一
	요즘 밖에 이 물을 물을 통하는 것을 했다.	讓全國語臺層發展對物源機器與自動發展改良有限的特殊運動 情教 林文化的神经常是不可能的,如此不可能。
- 11:11 - 開設課題書主にの情報の。	그 가슴을 가는 걸을 통하다는 것을 물	Klamath Falls
- 그는 상태에 도 비가운	1400, 1405 and	I THERE IS A LAND IN THE TOTAL AND
which has the addre	\$\$ CII	(City)
- 1 - 1 문화할 수 있어요.	그는 방법이 가지 않는 것 같아요. 이 감정되었는 것 같은 것 같이 나는	- 素素 素素 意思美にはない しょうにはなる 素がなくなる とうなわけ 一手 あいがえ 大阪 ふたがたい たいがい しょうしょう たいかくろう たいろう
二人已已招推到 公司的人	9/003	Property Address"):
Cregon	[Zip Codu]	토위장 동안들락은 법법화를 받으면 가운 것을 가장에 들었는 것 것을 것 같아. 나는 것 같아.
그는 것 같아요. 이 방송문화를 통 같아요. 이상이 있니?	Eth could be been a second	法金属行家 爱信说的话话,说话的话,看到他的手来的铁锤的,说:这位是我问题的话,让老师们将那些小孩,不知道了?"
オンモンション 見見 かたい しょうかん	이 이번 법을 다 이상이 가지 않는 것을 것 같아. 이상 제품을 가지 않는 것 같아?	"事業 化离集 解剖 "我们在这时间的,我们就是你们的时间来了,就是你们的,你不知道,你们的,你们的,你们的,你们的,你们的,你们的,你们的,你们还是"

TOJETHER WITH all the improvements now or hereafter crected on the property, and all easements, rights, appurturences, rents, toyalties, mitteral, oil and gas rights and profits, twater 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 at the "Property."

ENERGYER 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 at ainst all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines or form covenants for national use and non-uniform covenants with limited va nations by jurisdiction to constitute if anile rm security instrument covering real property.

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UNATORM COVENANTS. Borkower and I ender covenant and tigree as follows:

17.1.31

I. I syment of Principal and Interest; I rest ment and Labs Charges. Forrower shall promptly pay when due the principal of and intentiat on the delit evidenced by the Nicke and any prepayment and late charges due under the Note.

I unds for Tains and Insurince. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender of the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twelfile of: (a) yearly taxes and assessment which may attain priority over this Security Instrument; (b) yearly leasehold piyments or pround rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These iteds are called "escrow items." Lender may estimate the Funds due on the basis of courtent data and masonable 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 put is 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 puid, 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 Eands showing credits and debits to the Funds and the purpose for which each idebit to the Funds was made. The Funds are pledged as additional security for the sums secured by

If the amount of the Funds held by Lender, whether 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 anount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any amount meressary to make up the deficiency in cire of more payments as required by Lender.

lipten payment in full of all sums securit 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 of its inquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Security Instrument.

Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphe. I and 2 shall be applied: first, to late that ges 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. Borrover 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. Bernouser shall pay their obligations in the masper provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed promisent. 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. Ekorower shall promptly discharge any hen which has prion ty over this Security Instrument unless Borrower: (a) agreet in writing to the payment of the obligation secured by the lies in a manner acceptable to Lender; (b) contests in good fight the ten by, or delends against enforcement of the lism 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 stoordinating; 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 itle stifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days

1. Hatard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property of the piving of potice. issured against loss by fire, harards included within the term "extended coverage" and any other hazards for which Lender requines asurance. This insurance shall be main tained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Botrower subject to Lender's approval which shall not be unreuserably withheld.

All insurance peticies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receip's of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may muke proof of loss of 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 of rept it 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 Burryane: abandons the Property, or does not answer within 30 thiss 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 monice is givint.

Unless Lender and Borrower otherwist agree in writing, any application of proceeds to principal shall not extend or postpore the dat date of the monthly payments referred to in party raphs 1 and 2 or change the amount of the payments. If under piragraph 19 the Property is acquired by Londer, Borrower's right to any insurance policies and proceeds resulting from dat mage to the Property prior to the acquisition shull pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. Preservationa and Maistemance of Property; Leasebolth 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, Bornaur shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and for title i hall not merge unless Lender agrees to the merger in writing.

If Borrower fails to perform the 7. Protection of Lender's Rights is the Property; Mortgage Insurance. 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 whitever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may inclusie raying 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, 1 ander 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 Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the dist of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment. ANT THE AND SET IN

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If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument,

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Berrower shall fay the premiums required to maintain the insurance in effect until such time as the requirement for the new providence with Boromer's wild London's write and the premiums required to maintain the insurance in effect until such time as the requirement for the presence of insurance terminates in accordance with Borrower's and Lender's written a greement or applicable law. Respection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender Shall give Bonto wer notice at the time of or prior to an inspection specifying reasonable cause for the inspection. O Conformation The proceeds of any autient or claim for damages direct or consequential in conn 9. Confernation. The proceeds of any award of claim for damages, direct or consequential, in connection with notemation. The proceeds of any award of the Freneral or for converges in the of condemnation are been

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T. CONTEMBRIUM. The proceeds of any award of claim for damages, uncer of consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby any internal most it all be not of londer

ssigned 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, instrument, whether or not then due, with any excess paid to Borrower, by this Security Instrument shall be reduced by index Borrower and Lender otherwise increasing writing the sume secured by this Security Instrument shall be reduced by instrument, whether or not then due, with any excess plud to Borrower. In the event of a partial taking of the Property, inless Borrower and Lender otherwise ingree 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 thick as divided by (b) the fair market value of the Droperty is mediately before the taking. Any balance shall be assigned and shall be paid to Lender. before the taking, divided by (b) the fair market value of the Property in mediately 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 If the Property is abandoned by Borrower, or if, after notice by Lender within 30 dove after the date the notice is is the riogency is an anomeno of borrower or it and notice by Lender to borrower that the condemnor oriers 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 I embed is authorized to collect and evaluate the notice of the original data to collect and evaluate the notice of the original data to collect and evaluate the notice of the original data to collect and evaluate the original data to collect and eval such a standard of secure a scann for damages, noncover fails to respond to Lender within 50 days after the date the nonce is given. Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the summit secured by this Security Informent substitute or not then due paid to Bonto ver.

Unless secured by this security instrument, weether or not then due. Unless Lender and Borrower otherwise ary te in writing, any availation of proceeds to principal shall not extend or unless Lender and Borrower otherwise ary te in writing. The arguments of such payments Unless Lender and Borrower otherwise agree is 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. No. Borrower Not Released: Forbearaute By Lender Not it Waiver. Extension of the time for payment or medification of prostitution of the sume second by the Security Instrument eranted by Lender to any successor in to the sumas secured by this Security Instrument, whether or not then due. The contribution of the sums secured by this Security Instrument granted by Lender to any successor in interest of Recovery with the restored by this security instrument granted by Lender to any successor in interest of Recovery with the restored by the security instrument provides of Recovery encourses in interest of the restored by the restored by the security instrument provides of Recovery encourses in interest of the restored by the rest

interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. interest of Horrower shall not operate to release the hability of the original Borrower or 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 subis secured by this Security Instrument by reason of any demand made by the original Borrowing reformance processors in interest. Any for bearings by Lender in exercising any right or remedy Payment of our twise moonly anoruzation of the suchs secured by this security instrument by reason of any demand made by the original Borrower of Borrower's successors in intensit. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise (1 ally right or remed). 11. Successori and Assigni Bound; Joint and Soveral Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower who co-signe this Security of naturning 17. Borrower's revenants and anti-menter that he is intransferred several. Any Borrower who co-signe this Security of naturning 17. Borrower's revenants and anti-menter that he is intransferred several. Any Borrower who co-signe this Security of naturning 17. Borrower's revenants and anti-menter that he is intransferred several.

of purify instrument shan one and center the successors and as igns of Lenger and Borrower, subject to the provisions of purifying 17. Borrighter's covenints and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument only to more the Note of the excitations this Country Instrument only to more the Note of the excitations this Country Instrument only to more the Note of the excitations this Country Instrument only to more the Note of the excitations the Country Instrument only to more the Note of the excitations the Country Instrument only to more the Note of the excitations the Country Instrument only to more the Country Instrument only to more the Note of the Country Instrument on the Country Instrume the paragraph is not provide a conclusion and agricultures share of this Sciurity Instrument only to mortgage, grant and convey that but does not execute the Note: (a) is co-signing this Sciurity Instrument only to mortgage, grant and convey that Blow more interval in the December of this Convert Instrument (b) is not percently obligated to not that Excloser's interest in the Property under the terms of this Security Instrument (b) is not personally obligated to pay that Excloser's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay that the secure the obligated by this Security Instrument and only other Decourt may once to actual the with secured by this Security Instrument, and (c) agrees that Lender and any other Borrower may agree to extend, modifie desburg or mistre any necessimodations with research to the result of this Security Instrument or the Note without modily. Jorbent or make any accommodations with regard to the terms of this Security Instrument or the Note without the like toward constant.

12 Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan in the Loan Charges. If the loan secured by this security instrument is subject to a law which sets maximum loan in the loan charges collected or to be collected in 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 that gets and that how is finally 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 permitted limits and (b) any such such a leady collected from Borrower which exceeded permitted limits and (b) any such a leady collected from Borrower which exceeded and the permitted limits and (b) any such a leady collected from Borrower which exceeded and the permitted limits and (b) any such a leady collected from Borrower which exceeded and the permitted limits and (b) any such a leady collected from Borrower which exceeded and the permitted limits and (b) any such a leady collected from Borrower which exceeded and the permitted limits and (b) any such a leady collected from Borrower which exceeded and the permitted limits and (b) any such a leady collected from Borrower which exceeded and the permitted limits and (b) any such a leady collected from Borrower which exceeded and the permitted limits and (b) any such a leady collected from Borrower which exceeded and the permitted limits and (b) any such as the permitted limits are as the permitted limits and (b) any such as the permitted limits are as the permitted lin the permitted limits are as the permitted limits are that last rower's constant.

notists in the reduce the charge to the permitted limit; and (b) any such about charge shan be reduced by the amount notists in to reduce the charge to the permitted limit; and (b) any such about the reduced from Borrower which exceeded notists in the reduce the charge to the permitted limit; and (b) any such about the reducing the principal ender permitted limits will be refunded to Borrover. Lender may choose to make this refund by reducing the principal owed permitted minus what de refunded to borrover. 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 premy ment without any premy many observation by the Note of the second secon

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 refices ing any provision of the Note or this Security Instrument linenforceable according to its terms, Lender, at its option, minutes ing any provision of the Note or this Security Instrument linenforceable according to any invoke any remedies minutes immediate navment in full of all sume secured by this Security Instrument and may invoke any remedies partial prepayment without any prepayment chir ge under the Note. EXIGGING any provision of the Prote or this security distrument 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 prime ited by paragraph 19. If I ender exercises this option. Letter shall take the steps specified in the second paragraph of

willy require intificulate payment in tuit of all sums secured by this security instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises, his 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 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 inless applicable law requires use of mother method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Borrower Any notice for these mail to Lender's address that herein on other information to designate by notice to Borrower Any notice perat raph I'

The city Adults) of any other adultess reprover designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated liertin of any other aldress Lender designates by notice to Borrower. Any notice is the first designate for in this Context of Lender when given as provided for in this Context. Erst class man to Lenger's autress stated herein or any other address Lenger designates by nonce to borrower. Any nonce provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided to have been given to Borrower or Lender when given as provided to have been given to Borrower or Lender when given as provided to have been given to Borrower or Lender when given as provided to have been given to Borrower or Lender when given as provided to have been given to Borrower or Lender when given as provided to have been given to Borrower or Lender when given as provided to have been given to Borrower or Lender when given as provided to have been given to Borrower or Lender when given as provided to have been given to Borrower or Lender when given as provided to have been given to Borrower or Lender when given as provided to have been given to Borrower or Lender when given as provided to have been given to Borrower or Lender when given as provided to have been given to Borrower or Lender when given as provided to have been given to Borrower or Lender when given as provided to have been given to Borrower or Lender when given as provided to have been given to Borrower or Lender when given as provided to have been given to be address of the given be address of the giv Diragraph. 15. Governing Law: Severability. This Security Instrument shall be governed by federal law and the law of the miss in which the December in Instrument that and consistence of this Consister Instrument on the

13. Governing Law, Severaning, 1 nis security metrument shan be governed by rederat law and the law of the solution in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note Well conflicte with another her provisions of this Security Instrument or the Note Note conflicts with applicable law, such conflict shall not affect other provision of chause of this Security Instrument of the Note to the security instrument of the security instrument and the security instrument and the security instrument and the security instrument and the security is security is security is security is security is security instrument and the security is With comments must appreciate taw, such comments shall not an existence other provisions of this security instrument or the roote which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note any dedacting to be consistent to be consistent or the security for th

Transfer of the Property for a Beneficial interest in Borrower is sold or transferred and Borrower is not a natural the it is wild or transferred for it a beneficial interest in Borrower is sold or transferred and Borrower is not a natural the AUBINSTER OL SHIT FROMETLY IN a memorical interest in Dorrower. If an or any part of the Fromeriy or any therest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural interest in the beneficial interest in Borrower is sold or transferred and Borrower is not a natural Note ane declared to be severable.

person is a segment of transferren (or 1) a occentrial interest in portower is sold or transferred and portower is not a natural person) withchill Lender's filler written consent. Lender may, at its option, require immediate payment in full of all sums is sold by this Security Takenment. How yet, this onlice shall not be exercised by Lender if exercise is prohibited by

screen without achiever's prior with the convent, achiever may, at its option, require immediate payment in tuit of all sums iscured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by identifiant addition date of this Security Instrument. reuros of this becauty hastrument, nonvoct, this option shall not of excitate of sectors of acceleration. The notice shall provide a period is a solid the date of this Security Instrument. The solid of the date of this security Instrument, and the Borrower notice of acceleration. The notice shall provide a period is the left of the date of this security instrument of the borrower notice of acceleration. The notice shall provide a period of the date of this secure the date of the da of not less thin 50 days from the date the finite strain give prerower nonce or acceleration. The notice shall provide a period by the finite the date the finite delivered or mailed within which Borrower must pay all sums secured by the finite the date the finite termination of this period. Londor must involve any involve and the secure of the secure the first using the may's free the date the months is delivered or maned whithin which borrower must pay all sums secured by this Security Instrument. If Borrower fails to phy these sums prior to the expiration of this period. Lender may invoke any invoke any invoke the provingent secure to the provingent of the prov

18. Bighton by this accuraty libitument without purner nonce or demand on Borrower. 18. Bightonter's Right to Reititals. If Borrower meets certain conditions, Borrower shall have the right to have templies permitted by this Security listenment without further notice or demand on Borrower. inforcement of this Security Instrument before site of the Departy pursuant to any power of sale contained in this formation to her prior to the cartier of sale contained in the

enconcentrem un una accumy manual en encommunes at any time prior to une carner of: (a) a says for such other period as a pplicable lite may specify for reinstate tent) before sale of the Property pursuant to any power of sale contained in this service this former to the test of the transmitter interview. Instrument These conditions are that Recover. applicable line may specify for reinsintement) before sale of the Property pursuant to any power of sale contained in this Security Instrument or (b) entry of a jurgement enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Linder all sums, which then would be due under this Security Instrument and the Note had no acceleration (construct the more any default of line when covernants or agreements: (c) mays all expenses incurred in enforcing this provide the more any default of line when covernants or agreements: (c) mays all expenses incurred in enforcing the (a) pays Londer all sums which then yould 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 security Instrument, including, but not limited to, reisonable attorneys' fees; and (d) takes such action as Lender may regionably require to assure that the f en of this Security Instrument shall continue unchanged. Upon reinstatement by obligation to now the sums secured by this Security Instrument shall continue unchanged. remonably require to assure that the lish of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Securit/ Instrument shall continue unchanged. Upon reinstatement by Birrower, this Security/ Instrument and the colligation; secured hereby shall remain fully effective as if no acceleration had be remained knowner, this Security/ Instrument will not any the new of acceleration under paragraphs 13 or 17. control Flowever, this right to reinstance shall not apply in the case of acceleration under paragraphs 13 or 17.

NON-UNITERM COVERIANTS Both wet and Lender fundher covenant and agree as follows: 5 r 19. Acceluration: Remedies. Lender all pre notice to Borrower prior to acceleration following Borrower's bits the of may conclusion under paragraphs 13 and 17 bits the of may conclusion under paragraphs 13 and 17 unics applicable law provides otherwiss. The noisce shall specify: (a) the default; (b) the action required to cure the del'a ilt; (c) a date not less than 30 days frim fie date the notice is given to Borrower, by which the default must be cured; and (d) thint failure to cure the default or be le fore the date at ecified 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 ntinitate after aixeleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borroiver to acceleration and side. 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 dem ind and may invoke the power of sale and any other remalies permitted by applicable law. Lender shall be entitled to collect all expensits incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, rers anable 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 eccurrence of an event of default and of L ender'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 mainter prescribed by applicable law. After the time tugt ired by applicable law, Titustee, without femand on Borniwer, shall sell the Property at public auction to the highest bilder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Thu ace determines. Trustee may postpost 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 designed 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 Frostee's deed shall be prima facie evidence of the truth of the statements made therein. Frustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Truster's and atter hey i fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled it it.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property, Lender (in per on, 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 him ted 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 ncounvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall receiver, the Property without warranty and without charge to the person or persons leg illy entitled to it. Such person or persons shall pay any recordation costs.

12. Substitute Trustice. 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 Trustes herein and by applicable law.

13. Use of Property. The Property is not currently used for agricultural, timber or grazing purposes.

24. Atterneys' Fees. As used in this Security Instrument and in the Note, "attorneys' fees" shall include any

attorneys' fees awarded by an appellate courl. 25. Rideri to this Security Instrumest. 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 2-4 Family Rider In truntent. [Claick applicable box(es)] 4044

[] Condominium Rider

Adjustable Rate Rider

Graduated Payment Rider

] Other(s) [specify]

By SIGNING BELOW. Borrowir atcepts and agrees to the terms and covenants contained in this Security lastrument and in any rider(s) executed by Forrower and recorded with it.

电磁动输行 计标识标

Planned Unit Development Rider

抵制

Heuri m. ..(Seal) traso-Lewis M. Dodson

Justite & Dodown (Seal) Judith L. Dodson ce liciow This Une For Acknowledgment]

2011年1月1日日 中国 天星平

** (A)

ha fi Heimurk

过版法 9 Est OHEGON **]** ss: STATE OF

書籍構造 KI AMATH COINTY OF

REFERENCE

di telatit by .. Lewis M. Dodson and Judith L. Dodson (person(s) t.cknowledging)

My Commission expires: 17-6-94

(1770

(data) -----OFFICIAL SUAL TRACIE V. CHANDLER NOTARY FUBLIC | OREGON COMMISSION NO. 00012 SPEQUMISSIOK EXPIRES JULY06, 1994

日本語

(SEAL)

Notary Public

20183

Exhibit

Parcial 1: Beginning at the North-sast corner of Lot 9, ELM PARK, in Klamath County, Oregon; thence North 0'53' West 246.95 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.12 foot radius curve to the laft (the chord of which bears North 55°55' West 714.21 foot radius curve to the laft (the chord of which bears North 55°55' West 93.57 feet) a distance of 93.63 feet; thence South 0°05' East 300.63 feet to a 93.57 feet) a distance of 93.63 feet; thence North 89°06' East 80.87 feet to the point on the North line of said lot; thence North 89°06' East 80.87 feet to the place of beginning, buing situated in the SN; of Section 34, Township 38 South, Ramge 9 East of the Willamette Meridain, Klemath County, Oregon.

Parcel 2: Baginning on the North line of Lot 9, ELM PARK, in Klamath County, Oration, at a point which is 80.87 feet South 89°06' West from the Northeast corner of maid Lot; thence North 0°05' West 300.63 feet to a point on the South line of n Camal; thence along the South line of maid Canal and along the arc of of n Camal; thence along the South line of maid Canal and along the arc of a 714.22 foot radius curve to the left (the chord of which bears North 65°25' a 714.22 foot radius curve to the left (the chord of which bears North 65°25' Nash: 143.05 feet) a distance of 143.29 feet; thence South 0°05' East 362.19 feet Vash: 143.05 feet) a distance of said Elm Park; thence North 89°06" East 130.01 feet to the to a point on the North line of said Elm Park; thence North 89°06" East 130.01 feet to the place of beginning, being situated in the SWł of Section 34, Township 38 place of beginning, being situated in the SWł of Section 34, Oregon.

Farcel 3: Beginning on the North Line of ELM PARK, in Klamath County, Oregon, at a point which is 210.88 fuet South 89°06' West from the Northeast corner of Lot 9, ELM PARK, thence South 89°06' West 170.52 feet to a point; thence North 0°05' West 400.59 feet to a point on the South line of a Canal; thence along 0°05' West 400.59 feet to a point on the South line of a 714.22 foot radius curve to the South line of said Canal and along the arc of a 714.22 foot radius curve to the left to a point which is North 0°05' Wast 362.19 feet from the point of the left to a point which is North 0°05' Mast 362.19 feet for the place of beginning, being beginning; thence South 0°05! East 362.19 feet to the place of the Willamette situated in the SW1 of Section 34, Township 38 South, Range 9 East of the Willamette

Heridian, Klanath County, Oregon. TOJETHER with easement dated April 13, 1979 from W.M. and Ruth E. Raymond to Willard R. Lilly, MD PC, Money Furchase Pension Plan Trust, covering drainage Willard R. Lilly, MD PC, Money furchase property.

KCT 41-42626

ADJUSTABLE RATE LOAN RIDER

NOTICE: THE SECURITY INSTRUMENT SECURES A NOTE WHICH CONTAINS A PROVISION ALLOWING HOR CHANGES IN THE INTEREST RATE. IN-CREASES IN THE INTEREST RATE WILL RESULT IN HIGHER PAYMENTS. DECREASES IN THE INTEREST PATE WILL RESULT IN LOWER PAYMENTS.

This Riler is made this . 5th ... day of October, 19.90 ..., and is incorporated into and shall be dreamed to amend and supplement the Montgaue, Deed of Trust, or Deed to Secure Debt (the "Security Instru-

(the ""Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at 1400, 1405 and 1408 Arthur Street, Klanath Falls, OR 97603 Property Address

Modiffications. In indition to the coventrats and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES The Nite has an "Initial Interest Rate" of 10, 25%. The Note interest rate may be increased or decreased on the 12 ... mouths thereafter.

Changes in the interest rate are governed by changes in an interest rate index called the "Index". The Index is the: (Clerk one be x to indicate linder.)

(1) []* "Contract Interest linte, Purchase of Previously Occupied Homes, National Average for all Major Types of Linders" published by the Federal Home Loan Bank Foard. (2) 13- Federal Home Loan Bank of San Francisco Eleventh District Institutions

Nonthily Weighted Average Cost of Muruis

[Clark one be x to indicate whither there is iny maximus limit on changes in the interest rate on each Change Date; if no box is checked there will be no mains m finit on changer.]

(1) [] There is no maximum limit on changes in the interest rate at any Change Date. *See Note (1) [] The interest rate cannot be changed by more than .1:00 percentage points at any Change Date.

If the interest rate changes, the amount of Borrower's monthly payments will change as provided in the Note. In-Relow creases in the interest rate will result in higher payments. Decreases in the interest rate will result in lower payments.

B. LOAN CHARGES

1090-09-14171

It could be that the loan secured by the Security Instrument is subject to a law which sets maximum loan charges and that law is interpreted so that the interest or other loan charges collected or to be collected in connection with the tous would exceed permitted limits. If this is the case, then: (A) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted line t; and (B) any sums already collected from Borrower which exceeded permittad limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note on by making a direct payro ent to Borrovaer.

C. PRIOT LIENS

If ILer der determines that all or any part of the sums secured by this Security Instrument are subject to a lien which his priority over this Security Instrument, Lender may send Borrower a notice identifying that lien. Borrower shall prove ptly act with regard to that lien as provided in paragraph 4 of the Security Instrument or shall promptly secure in 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 paragraph 17 of the Security Instrument, Lender may require (1) an incruise: in the current Note interest rate, or (2) an increase in (or removal of) the limit on the amount of any one interest nile 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 part graph 17.

By mining this, Borrower agrees to all of the above. *With it limit on the interest rate adjustments during the life of the loan of plus or minus three (± 3.00) percentage poiries.

(Seal) Lewis m. ewis M. Dodson

-Borrower

Joith L. Dodson (Scal)

STATE OF DILEGON: COUNTY OF KLAMATH

	Klamith County Title Co the	5th day
Filed for mond at request of	90 nt 2:00 o'clock P.M., and duly recorded in Vol.	<u>M90</u>
	Mirtigaren on Page 20179	
	Evelyn Biehn . County Clerk	
FER \$33.00	By Doules Millindo	<u>Me</u>