

After Recording Return to:

Bank of America Oregon  
FHA/VA Shipping Department  
2525 S.W. First Avenue  
Portland, OR 97201

(Space Above This Line for Recording Data)

K-43380  
**DEED OF TRUST**

FHA Case No.

431-2608852-748

PLEASE  
INITIAL

State of Oregon

THIS DEED OF TRUST ("Security Instrument") is made on ✓ October 17, 19✓ 91.

The Grantor is SANDRA S. MULLICA

("Borrower"). The trustee is KLAMATH COUNTY TITLE COMPANY

("Trustee"). The beneficiary is

Bank of America Oregon, a state chartered bank, which is organized and existing under the laws of the State of Oregon, and whose address is 2525 S.W. First Avenue, Portland, Oregon 97201 ("Lender"). Borrower owes Lender the principal sum of

THIRTY TWO THOUSAND SIX HUNDRED NINETY SEVEN AND 00/100 Dollars (U.S. \$ 32,697.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on

NOVEMBER 1ST, 2021. This Security Instrument 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 6 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in

KLAMATH

County, Oregon:

LOTS 28 AND 29 IN BLOCK 10, ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. -----

ADDENDUM: THE RIGHTS AND OBLIGATIONS OF THE PARTIES UNDER THIS INSTRUMENT ARE EXPRESSLY MADE SUBJECT TO THE PROVISIONS OF THE ADDENDUM ATTACHED TO THE DEED OF TRUST. IN THE EVENT OF ANY CONFLICT BETWEEN THE PROVISIONS OF THIS ADDENDUM AND THE PRINTED PROVISIONS OF THIS INSTRUMENT, THE CONDITIONS OF THE ADDENDUM SHALL CONTROL.

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which has the address of 4405 PECK BLVD  
Oregon 97603

(Street) KLAMATH FALLS  
(ZIP Code), ("Property Address");

(City).

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 seized 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.

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

1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payments of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, an installment of any (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required by paragraph 4.

Each monthly installment for items (a), (b) and (c) shall equal one-twelfth of the annual amounts, as reasonably estimated by Lender, plus an amount sufficient to maintain an additional balance of not more than one-sixth of the estimated amounts. The full annual amount for each item shall be accumulated by Lender within a period ending one month before an item would become delinquent. Lender shall hold the amounts collected in trust to pay items (a), (b) and (c) before they become delinquent.