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Vol. 91 Page 22300

AFTER RECORDING, MAIL TO:

U.S. BANCORP MORTGAGE COMPANY

555 SW OAK ST, PLAZA-5

PORTLAND, OR 97204

Attn: CLOSER

mtc. 24223

[Space Above This Line For Recording Data]

Mortgagee ID #: 40213-00011

Loan #: 30140261

State of Oregon

FHA Case No.

431-2617781-748

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on October 21st
1991. The grantor is CAROL MARTIN, an unmarried individual

("Borrower"). The trustee is U.S. BANK OF WASHINGTON, NATIONAL

ASSOCIATION

U.S. BANCORP MORTGAGE COMPANY

and existing under the laws of the State of Oregon

555 S.W. OAK STREET, PORTLAND, OR 97204

principal sum of FORTY-SIX THOUSAND NINE HUNDRED SEVENTEEN & 00/100—

Dollars (U.S. \$46,917.00). 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:

Lot 3 in Block 6 of TRACT NO. 1025, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

INITIAL
C.M.

ADDENDUM: "The rights and obligations of the parties under this Instrument are expressly made subject to the provisions of the Addendum and Rider(s) attached to the Deed of Trust. In the Event of any conflict between the provisions of the Addendum or Rider(s) and the printed provisions of this Instrument, the conditions of the Addendum or Rider(s) shall controll"

Tax Acct #: 3909 011CD 09900

which has the address of 4237 PEPPERWOOD DRIVE

[Street]

, KLAMATH FALLS

[City]

Oregon 97603

[Zip Code]

("Property Address");

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.

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.