

37202

## RECORDATION REQUESTED BY:

JACKSON COUNTY FEDERAL BANK, F.S.B.

1225 Crater Lake Avenue

Medford, OR 97504

## WHEN RECORDED MAIL TO:

JACKSON COUNTY FEDERAL BANK, F.S.B.

1225 Crater Lake Avenue

Medford, OR 97504

K-43474

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## DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on 11-6-91. The grantor is MARVIN D. ROSSER and MICHELLE A. ROSSER ("Borrower"). The trustee is KLAMATH COUNTY TITLE COMPANY ("Trustee"). The beneficiary is JACKSON COUNTY FEDERAL BANK, F.S.B., which is organized and existing under the laws of the United States of America, and whose address is 1225 Crater Lake Avenue Medford, OR 97504 ("Lender"). Borrower owes Lender the principal sum of Fifty Five Thousand & 00/100 Dollars (U.S. \$55,000.00). 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 December 1, 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 of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 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 18B AND 20B, LAKESHORE GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

**MAP 3808-250B TL 1460 AND 1400 ACCT. 425132 AND 425114**

which has the address of 1052 LAKESHORE DRIVE, KLAMATH FALLS, Oregon 97601 ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and 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.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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

**1. Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on

OREGON-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3038 9/90 (page 1 of 5 pages)

(continued)

KLAMATH COUNTY DEED OF TRUST

33308