নিকার্টনার্টা (এটা প্রকাশ । বিষয়ে বিশ্ব এটার বাল আগতে বিশ্ব বিশ্র বিশ্ব বিশ

Beeggs will see all was the policy of the factor of the fa

TRUST DEED

Volm93 Page 24813

The store of sancious and the both the THIS TRUST DEED, made this ____23rd ___ day of ___

September

Kenneth S. Cooney and Maria Cooney

, as grantor, William Sisemore, as trustee, and

KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States. as beneficiary;

WITNESSETH:

The grantor irrevocably grants, bargains, sells and conveys to the trustee, in trust, with power of sale, the property County, Oregon, described as:

Lot 5, SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"UNDER OREGON LAW, MOST AGREEMENTS, 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 PURPOSES OR SECURED SOLELY BY THE BOLIROWER'S RESIDENCE MUST BE IN WRITING, EXPRESS CONSIDERATION AND BE SIGNED BY US TO BE ENFORCEABLE."

Grantor's performance under this trust deed and note it secures may not be assigned to or be assumed by another party. In the event of an attempted assignment or assumption, the entire unpaid balance shall become immediately due and payable. Which said described real property is not currently used for agricultural, timber or assumption, the entire unpaid balance shall become immediately due and payable. Which said described real property is not currently used for agricultural, unmer or grazing purposes, together with all and singular the appurtenances, tenements, hereditaments, rents, issues, profits, water rights, easements or privileges now or hereafter belonging to, derived from or in anywise appertaining to the above described premises, and all plumbing, lighting, fleating, ventilating, air-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpeting and lineleum, shades and built-in appliances now or hereafter installed in or used in connection with the above described premises, including all interest fireren which the grantor has or may hereafter acquire, for the purpose of securing performance of each agreement of the grantor herein contained and the payment of the sum of has or may hereafter acquire, for the purpose of securing performance of each agreement of the grantor herein contained and the payment of the sum of has or may hereafter acquire, for the purpose of securing performance of each agreement of the grantor herein contained and the payment of the sum of

with interest thereon according to the terms of a promissory note of even date herewith, payable to the beneficiary or order and made by the grantor, principal and interest being payable in monthly installments of (\$ 183.98) commencing October 10 19 93 interest being payable in monthly installments of (\$183.98) commencing

This trust deed shall further secure the payment of such additional money, if any, as may be loaned hereafter by the beneficiary to the grantor or others having an interest in the above described property, as may be evidenced by a note or notes. If the indebtedness secured by this trust deed is evidenced by more than one note, the beneficiary may credit payments received by it upon any of said notes or part of any payment on one note and part on another, as the beneficiary may elect.

creates state and control and antique of the control and control a

art e al a madridad de la latera la Latera de la madridad de la latera de la latera

The grantor hereby covenants to and with the trustee and the beneficiary herein that the said premises and property conveyed by this trust deed are free and clear of all encumbrances and that the grantor will and his heirs, executors and administrators shall warrant and defend his said title thereto against the claims of all persons whomsoever.

The grantor covenants and agrees to pay said note according to the terms The grantor covenants and agrees to pay said note according to the terms thereof and, when due, all taxes, assessments and other charges levied against said property; to keep said property free from all encumbrances having precedence over this trust deed; to complete all buildings in course of construction or hereafter construction is aid premises within six months from the date hereof or the date construction is hereafter commenced; to repair and restore promptly and in good workmanlike manner any building or improvement on said property which may be damaged or destroyed and pay, when due, all costs incurred therefor; to allow beneficiary to inspect said property at all times during construction, to replace any work or materials unsatisfactory to beneficiary within fifteen days after written notice from beneficiary of such fact; not to remove or destroy any building or improvements work or materials unsatisfactory to beneficiary within fifteen days after written notice from beneficiary of such fact; not to remove or destroy any building or improvements now or hereafter constructed on said premises; to keep all buildings and improvements now or hereafter erected upon said property in good repair and to commit or suffer no waste of said premises; to keep all buildings, property and improvements now or hereafter erected on said premises continuously insured against loss by fire or such other hazards as the beneficiary may from time to time require, in a sum not less than the original principal sum of the note or obligation secured by this trust deed in a company or companies acceptable to the beneficiary. require, in a sum not less than the original principal sum of the note or obligation secured by this trust deed, in a company or companies acceptable to the beneficiary, and to deliver the original policy of insurance in correct form and with approved loss payable clause in favor of the beneficiary attached and with premium paid, to the principal place of business of the beneficiary at least lifteen days prior to the effective date of any such policy of insurance. If said policy of insurance is not so tendered, the beneficiary may in its own discretion obtain insurance for the benefit of the beneficiary, which insurance shall be non-cancellable by the grantor during the full term of the policy thus obtained.

In order to provide regularly for the prompt payment of said taxes, assessments or other charges and insurance premiums, the grantor agrees to pay to the beneficiary, together with and in addition to the monthly payments of principal and interest payable under the terms of the note or obligation secured hereby, an amount equal to one-twelfth (1/12th) of the taxes, assessments and other charges due and equal to one-twelfth (1/12th) of the taxes, assessments and other charges due and payable with respect to said property within each succeeding twelve months, and also one-thirty-sixth (1/36th) of the insurance premiums payable with respect to said property within each succeeding three years while this trust deed remains in effect, as estimated and directed by the beneficiary, such sums to be credited to the principal of the loan until required for the several purposes thereof and shall thereupon be charged to the principal of the loan; or, at the option of the beneficiary, the sums so paid shall be held by the beneficiary in trust as a reserve account, without interest, to pay said premiums, taxes, assessments or other charges when they shall become due and payable.

While the grantor is to pay any and all taxes, assessments and other charges levied or assessed against said property, or any part thereof, before the same begin to bear interest and also to pay premiums on all insurance policies upon said property, such payments are to be made through the beneficiary, as aforesaid. The grantor hereby authorizes the beneficiary to pay any and all taxes, assessments and other

charges levied or imposed against said property in the amounts as shown by the statements thereof furnished by the collector of such taxes, assessments or othercharges, and to pay the insurance premiums in the amounts shown on the statements submitted by the insurance carriers or their representatives, and to charge said sums to the principal of the loan or to withdraw the sums which may be required from the reserve account, if any, established for that purpose. The grantor agrees in no event to hold the beneficiary responsible for failure to have any insurance written or for any loss or damage growing out of a defect in any insurance policy, and the beneficiary hereby is authorized, in the event of any loss, to compromise and settle with any insurance company and to apply any such insurance receipts upon the obligations secured by this trust deed. In computing the amount of the indebtedness for payment and satisfaction in full or upon sale or other acquisition of the property by the beneficiary after default, any balance remaining in the reserve accountshall be credited to the indebtedness. If the reserve account for taxes, assessments, insurance premiums and other charges is not sufficient at any time for the payment of such charges as they become due, the grantor shall pay the deficit to the beneficiary upon demand, and if not paid within ten days after such demand, the beneficiary may at its option add the amount of such deficit to the principal of the obligation secured hereby. secured hereby

Should the grantor fail to keep any of the foregoing covenants, then the beneficiary may at its option carry out the same, and all its expenditures therefor shall draw interest at the rate specified in the note, shall be repayable by the grantor on demand and shall be secured by the lien of this trust deed. In this connection, the teneficiary shall have the right in its discretion to complete any improvements made on said premises and also to make such repairs to said property as in its sole discretion it may deem necessary or advisable.

The grantor further agrees to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property; to pay all costs, fees and expenses of this trust, including the cost of title search, as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation, and trustee's and attorney's fees actually incurred; to appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of the hepeficiary or trustee; and to pay all costs and expenses, including powers of the beneficiary or trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum to be fixed by the court, in any such action or proceeding in which the beneficiary or trustee may appear and in any suit brought by beneficiary to foreclose this deed, and all said sums shall be secured by this trust deed.

The beneficiary will furnish to the granter on written request therefor an annual statement of account but shall not be obligated or required to furnish any further statements of account.

It is mutally agreed that:

1. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, the beneficiary shall have the right the right of eminent domain or condemnation, the beneficiary shall have the right to commence, prosecute in its own name, accear in or defend any action or proceedings, or to make any compromise or settlement in connection with such taking and, if it so elects, to require that all or any portion of the money's payable as compensation for such taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by the grantor in such proceedings, shall be paid to the beneficiary and applied by it first upon any reasonable costs and expenses and attorney's fees necessarily paid or incurred by the beneficiary in such proceedings, and the balance applied upon the indebtedness secured hereby; and the grantor agrees, at its own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation, promptly upon the beneficiary's request. such compensation, promptly upon the beneficiary's request.

2 Ar any time and from time to time upon written request of the beneficiary, payment of its fees and presentation of this dead and the note for endorsement (in case of full reconveyance, for cancellation), without affecting the liability of any person for the payment of the indebtedness, the trustee may (a) consent to the making of any map or plat of said property; (b) Join in granting any easement or creating any erestriction thereon. (c) Join in any subordination or other agreement affecting this deed restriction thereon. (c) Join in any subordination or other agreement affecting this deed restriction thereon. (c) Join in any subordination or other agreement affecting this deed restriction thereon. (c) Join in any subordination or other agreement affecting this deep or the lien or charge hereoft, (d) reconvey without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or parsons legally the distribution of the property." The grantee in any reconveyance may be described as the "person or parsons legally or the lien or charge hereoft. The grantee is any of the services in this paragraph proof of the truthfulness thereof. Trustee's fees for any of the services in this paragraph shall be not less than \$5.00.

proof of the truthfulness thereof. Trustee's fees for any of the services in this paragraph shall be not less than \$5.00.

3. As additional security, grantor hereby assigns to beneficiary during the continuance of these trusts all rents, issues, royalties and profits of the property affected by this deed and of any personal property located thereon. Until grantor shall default by this deed and of any personal property located thereon. Until grantor shall default in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, grantor shall have the right to collect all such rents, issues, any default by the grantor hereunder, the beneficiary may at any time without notice, any default by the grantor hereunder, the beneficiary may at any time without notice, any default by the grantor hereunder, the beneficiary may at any time without notice, any default by the grantor bereunder, the beneficiary may at any time without notice, and take possession of said property, or any part thereof, in its own name sue for and take possession of said property, or any part thereof, in its own name sue for any taken profits, including those past due and unpaid or otherwise collect the rents, issues and profits, including those past due and unpaid and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as the beneficiary may determine.

4. The entering upon and taking possession of said property, the collection of entering upon and taking possession of frea and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof, as aforesaid, shall not cure or waive any default or notice of default because default or invalidate any act done pursuant to such notice.

5. The grantor shall notify beneficiary in writing of any sale or contract for sale

5. The grantor shall notify beneficiary in writing of any sale or contract for sale of the above described property and furnish beneficiary on a form supplied it with such personal information concerning the purchaser as would ordinarily be required of a new loan applicant and shall pay beneficiary a service charge.

6. Time is of the essence of this instrument and upon default by the grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, the beneficiary may declare all sums secured hereby immediately due and payable by delivery to the trustee of writtee action of default and election to call the hereunder, the beneficiary may declare all sums secured hereby immediately due and payable by delivery to the trustee of written notice of default and election to sell the trust property, which notice trustee shall cause to be duly filed for record. Upon delivery of said notice of default and election to sell, the beneficiary shall deposit with the trustee this trust deed and all promissory notes and documents evidencing expenditures the secured hereby, whereupon the trustees shall fix the time and place of sale and give notice thereof as then required by law.

TO BE HAVE then due under this trust deed and the obligations secured thereby (including costs then due under this trust deed and the obligations secured thereby (including costs and expenses actually incurred in enforcing the terms of the obligation and trastee's and attorney's fees not exceeding the amount provided by law) other than such portion of the principal as would not then be due had no default occurred and thereby cure as the default.

B. After the lapse of such time as may then be required by law following the recordation of said notice of default and giving of said notice of saie, the trustee shall recordation of said notice of sale, either as said said property at the time and place fixed by him in said notice of sale, either as said and the said property at the time and place fixed by him in said notice of sale, either as a whole or in separate parcels, and in such order as he may determine at public auction a whole or in separate parcels. sell said property at the time and place fixed by him in said notice of sale, either as a whole or in separate parcels, and in such order as he may determine, at public auction to the highest bidder for cash, in lawful money of the United States, payable at the time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale and from time to time thereafter may postpone the sale by public announcement at the time fixed by the preceding postponement. The trustee shall deliver to the purchaser his deed in form as required by law, conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee but including the grantor and the beneficiary, may purchase at the sale.

9. When the Trustee sells oursuant to the powers provided berein the trustee.

and the denenciary, may purchase at the sale.

9. When the Trustee sells pursuant to the powers provided herein, the trustee shall apply the proceeds of the trustee's sale as follows: (1) To the expenses of the sale including the compensation of the trustee, and a reasonable charge by the attorney, sale including the compensation of the trustee, and a reasonable charge by the attorney. (2) To the obligation secured by the trust deed. (3) To all persons having recorded liens subsequent to the interests of the trustee in the trust deed as their interests appear in the order of their priority. (4) The surplus if any to the grantom of the trust deed in the order of their priority. liens subsequent to the interests of the trustee in the trust deed as their interests appear in the order of their priority. (4) The surplus, if any, to the grantor of the trust deed or to his successor in interest entitled to such surplus.

10. For any reason permitted by law, the beneficiary may from time to time appoint a successor or successors to any trustee named herein, or to any successor trustee appointed hereunder. Upon such appointment and without conveyance to the successor appointed hereunder. Upon such appointment and without conveyance to the successor appointed the latter shall be uncted with all title names and differ conterned upon any trustee the latter shall be uncted with all title names. appointed hereunder. Upon such appointment and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conterred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by the beneficiary, containing reference to this trust deed and its place of record, which, when recorded in the office of the county clerk or recorder of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

shall be conclusive proof of proper appointment of the successor trustee.

11. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record, as provided by law. The trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which the grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by the trustee.

proceeding is prought by the trustee.

12. This deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees devisees, administrators, executors, successors and assigns. The term "beneficiary" shall mean the holder and owner, including pledgee, of the note secured hereby, whether or not named as a beneficiary herein. In construing this deed sand whenever the context so requires, the masculine gender includes the faminine and/or neuter, and the singular number includes the plural.

7. After default and any time prior to five days before the date set by the trustee for the trustee's sale, the grantor or other person so privileged may pay the entire amount IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal the day and year first above written. enreth Coc Maria Cooney of Suscellane , before me, the undersigned, a STATE OF OREGON __ 19 _93_ County of Klamath September THIS IS TO CERTIFY that on this 23rd day of Notary Public in and for said county and state, personally appeared the within named _ to me personally known to be the identical individual (s) named in and who executed the foregoing instrument and acknowledged to me that

executed the same freely and voluntarily for the uses and purposes therein expressed. NOTARY PUBLIC - OREGON
NOTARY PUBLIC - OREGON
NO 018331
NY COMMISSION EXPRES SEPT. 14, 1998
MY COMMISSION EXPRES SEPT. 14, 1998
MY COMMISSION EXPRES SEPT. 18, 1998
MY COMMISSION EXPRES SEPT. 18, 1998
MY COMMISSION EXPRES SEPT. 18, 1998 Me Notary Public for Oregon My commission expires: STATE OF OREGON (SEAL) Klamath I certify that the within instrument was County of received for record on the _27th_ day of _, 19 <u>_93</u> Sept.

Loan No. 090-39-01663	
TRUST DEED	
Kenneth S. Cooney	
Maria Cooney	
	Grantor
TO KLAMATH FIRST FEDERAL SAV AND LOAN ASSOCIATION	INGS Beneficiary
After Recording Return To: KLAMATH FIRST FEDERAL SAVIN AND LOAN ASSOCIATION	6S

540 Main Street

(DONT'T USE THIS SPACE; RESERVED FOR RECORDING LASIA IN COUNTIES WHERE USED.)

a9:46 o'clock A .M., and recorded in on page M93 Record of Mortgages of said County. book Witness my hand and seal of County affixed.

Evelyn Biehn Courty Cherk By Queles Mullerdare Depun

Fee \$15.00

Klamath Falls, OR. 97601 REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

2. Territoria (1971) (1974) (1974) (1974) (1974) (1974) (1974) (1974) (1974) (1974) (1974) (1974) (1974) (1974)	and have Deen tory
현존하는 그리고 아내는 바다를 하는 사람들이 되었다. 그는 그는 그는 그들은 그는 바다 그는 사람들이 되었다.	assured by Said Trust Gees that as endernces
To be discovered by the foregoing to the undersigned is the legal owner and holder of all indebtedness secured by the foregoing to the undersigned is the legal owner and holder of all indebtedness secured by ou under the te and satisfied. You hereby are directed, on payment to you of any sums owing to you under the te and satisfied. You hereby are directed, on payment to you of any sums owing to you under the same of indebtedness secured by said trust deed (which are delivered to you herewith together with said to the terms of said trust deed the estate now held by you under the same.	west deed All Sums Secured an estable to cancer an expense to
, Itusies	INISI USON dead or pursuant to state
I indebtedness secured by the	eme of said trust uses of same warranty, to the parties
ro William Sisemulo, and holder of all museucons to you under the te	and to receivey, william water
inned is the legal owner and the your of any sums owner to the said to	rust deed) and to terminate the respectation. Beneficial
The undersigned is a secreted on payment to you herewith together with	Fodoral Savings & Loan Association
You hereby are directed, which are delivered to you to	Klamath First receipt that the
and satisfied. To the said trust deed (Willet are	1con-
and the state of t	
and satisfied. You hereby said trust deed (which are delivered to delivered by said trust deed (which are delivered to exame.	
he the terms of Salu trust over	

DATED: