which is organized and existing under the laws of , U h i t e.d. (S, t a) term is a law set of the , and whose address ("Lander"). Borrower, owns Londer the principal sum of Thirty Hine, Thousand Eight, Hundred Sallars and no/100 Dollars (U.S. ξ 3 9, 8 0, 6, 0, 0). 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 May 1, 2009. This Security Instrument Security Instrument (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, edvanced under paragraph 7 to protect the security of this Security instrument; and (c) the Constraince of Borrower's coversants and agreements under this Security of this Security instrument, and (c) the Borrower Interceably mants and conveys to Trussee, in this? with power of sele, the following described property located by 'K TVARAT'' Dol antificient to bear use the security of the sole of the bolowing described property located by 'K TVARAT'' Dol antificient to bear use the sole of the bolowing described property located by 'K TVARAT'' Dol antificient to bear use the sole of the bolowing described property located by 'K TVARAT'' Dol antificient to bear use the sole of the bolowing described property located by 'K TVARAT'' Dol antificient to bear use the sole of the bolowing described property and located by 'K TVARAT'' Dol antificient to bear use the sole of the bolowing described property and located by 'K TVARAT'' Dol antificient to bear use the sole of the bolowing described property Allocated by 'K TVARAT'' Dol antificient to bear use the sole of the bolowing described by the Allocated by a not the 'South' 1/2 of 'K to the sole of the sole of the bolowing the sole of the sole of the Allocated by 'K TVARAT'' of the 'South' 1/2 of 'K to the sole of the sole o Funds, showing ured is and debits to the Funds and the purpose for which each debit とと 人気感激にも that essents shall be paid on the Funds. Lender shall goe to Borrower, while it charge and 1.332 S.A.A. required to pey Borrower any internation eximitings on the Funds. Borrower and Lews LAT DAMAS provules otherwise. Unless an agreement is made or applicable law requires brenes. independent real estate tax reporting service used by Lender in connection with the ros. permits Lender to make such a charge. However, Lendor may require Borrower to pay A. 36 104 194 escrowr account, or verifying the Escrow items, unless Lendin pays Borrowar interest on the Count of Actional taw pay the Escrew items. Lender may not charge Borngeer or itelding and spreying the Fun at the manufacture The Funds shall be held in an instantion whose deposits are insured by a todoral solution (including Lender, if Lander is such an institution) or in any Focialist Home Loan Bank Lender is such an institution) or in any Focialist Home Loan Bank Lender is such an institution for many Focialist Home Loan Bank Lender is such an institution for many Focialist Home Loan Bank Lender is such an institution for many Focialist Home Loan Bank Lender is such an institution for the focialist Home Loan Bank Lender is such an institution for the focialist Home Loan Bank Lender is such an institution for the focialist Home Lender is such as the focialist focialist Home Lender is such as the focialist fo in the second second accordance with applicable law. due on the basis of current data and trasonable estimates of expenditures of hiture Tear at the second s time, collect and hold Funds in an uniount not to exceed the lesser encurn. Lender nary elange a second the reds Mirch ura und arquession and call of Frors 1 string on the start of the start of the start of the string and the string and the string of the Borrower to Leroter, in accordance with the Isadi ons or paragraph 2. There is the local Oreging 000 in an any solution of the property Accession of the property, and all essentials, to TOGETHER WITH all the improvements now or herestic escled on the property, and all essentials, appurtenances, and focures now on 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." 198 BORROWER COVENANTS that Borrower is landuity 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 warrantis and will defend generally the the to the Property egainst all claims and demantis, subject to any eucruptances of record diction to constitute a uniform security instrument of THIS SECURITY INSTRUMENT combines uniform coverance for name CREGON-SINGLE FAMILY-FNMA/FHLMC UNFORM DISTRUMENT FORM 2038 1/2

PAGE 1 OF 6

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Borrower shall suitely the tien or take one or more of the actions set forth that and the tien or take one or more of the actions set forth that a standard the tien or take one or more of the actions set forth that the terms of the set of the actions set of the actions set of the set o

Property insured against loss by fire, hazards included within the term "extended 5. Hazard or Property Insurance. Borrower shall keep the Improvements new

ALTER ALCORDING MAIL 10: s option, obtain coverage to protect Lender's rightle in the Property in accordance with 1.4012-0111

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

Anglis UNIFORM COVENANTS a Berrower and Lender coverant and agree as follows: stage and accord and stage of the payment of Principal and Interest; Prophyment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any propayment and late charges due under the

Note of the general mean with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums, if any; (d) yearly reacted the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Proceedures Act of 1974 as amended for time to time, 12 U.S.C. \$ 2601 et seq. ("RESPA"), unless another law that applies to the Funds set estate and mount not to exceed the lesser amount. If so, Lender may, et any other law that applies to the feurity reacted mounts of otherwise in accordance with applicable set of 1974 as amended for the accord of funds in an amount of feurity reacted mortgage loan may require for Borrower's escrew account under the federal Real Estate Settlement Proceedures Act of 1974 as amended for time to time, 12 U.S.C. \$ 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, et any time, collect and hold Funds in an amount of the accordance with the provisions of paragraph 8, in the sets and continue to time, 12 U.S.C. \$ 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, et any time, collect and hold Funds in an amount of funds in an amount not to exceed the lesser amount. If so, Lender may, et any time, collect and hold Funds in an amount of the context of the sets a lesser amount. If so, Lender may, et any time, collect and hold Funds in an amount of the accordance with applies to the Funds sets a lesser amount. If so, Lender may, et any time, collect and hold Funds in an amount not to exceed the lesser amount. If so, Lender may, et any time, collect and hold Funds in an amount not to exceed the lesser amount. If so, Lender may, et any time, collect and hold Funds in an amount not to exceed the lesser amount. If so, Lender is a not reacted for the set of the

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if eny. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paxt in that manner. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paxt in that manner. Borrower shall pay them on time directly to the person owed payment. 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 all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph.

Borrower shall promptly discharge any lien which has priority over this Security instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement estisfactory to Lender subordinating 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 identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, e including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower osubject to Lender's approval which shall not be used so about withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

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LOAN NO. 646914932 10145

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All insurance policies and renovals 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 receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lander.) Lender may make proof of loss if not made promptly by Borrower.

^{DA} Unless Lender and Borrower otherwise agree in wraing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration of repair is economically feasible and Lender's security is not leastned. If the restoration of 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 Borrowerp if Borrower abandons the Property, or does not answer within 30 days 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 notice is given, see at 10 Bouton

Unless Lender and Sorrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security instrument immediately prior to the acquisition.

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Losn Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sbdy days after the execution of this Security instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security Interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's Interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Sorrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the 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 forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying 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, Lender 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 the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premlums required to obtain coverage substantially equivalent to the montgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in fleu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintaia mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

1999 Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower nutice at the time of or prior to an inspection specifying reasonable cause for the inspection. and the process of the process of any award of claim of camages, direct of consequential, in connection with any condemnation of other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, mp and excess bard to Britomer Turpe

In the event of a total taking of the Property, the proceeds shall be applied to the いたい 彼 ひらちん OREGON-SINGLE FAMILY-FNMA/FHLMC UNIFORM INSTRUMENT FORM 3038 9/90

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LOAN NO. 6469140

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In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security in Instrument, whether or not then due, with any excess paid to Sorrower. In the event of a partial taking of the Property in Instrument, whether or not then due, with any excess paid to Sorrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security instrument immediately before the taking, unless Borrower and Lander otherwise agree in writing, the sums secured by this Security instrument at all be reduced by the amount of the proceeds multipled by the following fraction: (a) the total amount of the sums secured immediately before the taking. Olded by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property immediately before the taking. Unless Borrower and Lander otherwise agree in writing or amount of the sums secured immediately before the taking, unless Borrower and Lander otherwise agree in writing or amount of the sums are itmediately before the taking. Unless Borrower and Lander otherwise agree in writing or amount of the sums are itmediately before the taking in the sums secured by the Security Instrument whether or not the sums are itmediately before the taking (crossed shall be applied to the sums secured by the Security Instrument whether or not the sums are itmediately before the sum of the sum of the sum are such of the sum of

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impagies or the string and than dra ance coverage (in the amount and the the (1227) If the Property Is abandoned by Borrower, or If, after notice by Lender to Borrower that the condemnor offers to make an itward or settle's clakin for damages, Borrower fails to respond to Londer within 30 days after the date the Inside an uwary of secure a datin of damages, buildwer lans to respond to content which so days are take the the indica is given. Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Proberty or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower ctherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such

11. Borrover Not Released: Forbearance By Lender Not a Waiver. Extension of the time for payment or paymenta modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in Interest of Borrower shall not operate to release the liability of the original Borrower or Borrrower's successors in interest of portower shall not be required to commence proceedings against any successor in interest or refuse to extend 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 sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any torbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Llability; Co-signers. The covenants and agreements of this Security instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to morgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally colligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other not personally colligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Losin Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law 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 connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the exceeded permitted limits will be refunded to Borrower. 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 prepayment without any prepayment charge under the Note.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by making it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph. each p

15) Governing Law: Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note with applicable law, such conflict shall not affect other provisions of this Security Instrument and which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and which can be given effect without the conflicting provision. the Note are declared to be severable. . ata 10

15: Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

196 317.3 Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest In it is sold or transferred (or it a baneficial interest in Borrower is sold or transferred and Borrower is not a natural in it is sold or transferred (or it a baneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by foderal law as of the date of this Security instrument, just mulaur of econ of

of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security instrument. If Borrower tals to pay these sums plan to the expiration of this period, Lender may involue

any remedies permitted by this Security instrument without further notice or demand on Borrower. all receipts of paid premiums and renewal notices. In the event of loss, Berri Roman Paris Lender shall have the right to hold the policies and renewals. It Lender rections to an gada a ma All insurance policies and renewals shall be acceptable to Lender and shall we FORM 3038 9/90 JOIGC

OREGON-SINGLE FAMILY-FNMA/FHLMC UNIFORM INSTRUMENT PAGE 4 OF 6 ISC/CMDTOR//0291/3038(9-90)-L

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18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security instrument; or (b) entry of a judgment enforcing this Security instrument and the Note as if no Borrower: (a) pays Lender all sums which then would be due under this Security instrument and the Note as if no eacceleration had 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, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred; However, this right to reinstate shall not apply in the case of acceleration under paragraph 17. paragraph 17.

LOAN NO. 6469140

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19. Sele of Note; Change of Loan Servicer.

The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times The Note of a partial interest in the Note (logener with this Security institution) may be sold one of incre these without prior notice to Borrower: (Asale may result in a change in the entity (known as the "Loan Service") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer, unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written applied to a sale of the neuropation of the hour and an ended the neuropation with payments due under the neuropation with neuropation of the loan Servicer. notice of the change in accordance with paragraph 14 above and applicable iaw. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any address of the new Loan Servicer and the address to which payments should be made. othezinfermatics results the control of the shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by Borrower snall promptly give Lender written notice or any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous As used in this paragraph 20, "Hazaroous Substances" are mose substances defined as total of hazaroous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pestickles and herbickles, volatile solvents, materials containing asbestos or formatientycle, petroleum products, toxic pestickles and herbickles, toxic pestickles and toxic pestickles an per oreun products, toxic pesticues and nerorcides, volate solvents, materials containing aspestos or formablen and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice shall 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 reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice shall sums secured by this Security instrument to acceleration and sale. If the default is not the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not further inform Borrower of the right to reinstate after acceleration may require immediate payment in tuli of cured on or before the date specified in the notice. Lender at its option may require immediate payment in tuli of all sums secured by this Security instrument without further demand and may invoke the power of sale and any all sums secured by this paragraph 21, inclusing, but not limited to, reasonable attorneys' fees and costs of the remedies provided in this paragraph 21, inclusing, but not limited to, reasonable attorneys' fees and costs of the evidence. 21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's this evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender'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 manner prescribed by applicable law to Borrower and to other persons prescribed by applicable law. Trustee, without demand on Borrower, shall sell the Property its public auction to the highest bidder at the time and place and under the terms designated in the Property is public auction to the highest bidder at the time and place and under the terms designated in the property is public auction to the highest bidder at the time and place of any previously acheduled sate. Lender of its designee may public announcement at the time and place of any previously acheduled sate. Lender of its designee may public announcement at the time and place of any previously acheduled sate.

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OREGON-SINGLE FAMILY-FNMA/FHLMC UNIFORM INSTRUMENT PAGE 5 OF 6 ISC/CMDTOR//0291/3038(9-90)-L

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	24. Attomeys' Fees. As used in	this Security Instrument		ys' fees" shall include any
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	f one or more riders are executed by	Borrower and recorded in	ogether with this Secura	y instrument, the covenants
	igreements of each such ider shall b greements of this Security Instrume	e incorporated into and s at as if the rider(s) were a	hall amend and supplem part of this Security Inst	vent the covenarias and ument. IChock applicable
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