



MTIC 33804 MK
MOBILE HOME DEED OF TRUST

Vol m94 Page 29809

OREGON USE ONLY

AFTER RECORDING RETURN TO:

Washington Mutual
Loan Servicing
PO Box 91006 - SAS0304
Seattle, WA 98111
Attention: Consumer Loan Review
002-04-295-0242071-1

THIS DEED OF TRUST is between DONALD A GATES AND JEANIE V GATES, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, whose address is: 3061 FOREST VIEW DRIVE

CHILOQUIN OR 97624 ("Grantor"); MOUNTAIN TITLE COMPANY

a OREGON corporation, the address of which is

222 SOUTH SIXTH STREET KLAMATH FALLS OR 97601

and its successors in trust and assigns ("Trustee"); and

Washington Mutual, a Federal Savings Bank, a Washington corporation, the address of which is 1201 Third Avenue, Seattle, Washington 98101 ("Beneficiary").

1. Granting Clause. Grantor hereby grants, bargains, sells and conveys to Trustee and its successors in trust and assignees, in Trust, with power of sale, the real property in KLAMATH County, Oregon, described below, and all interest in it Grantor ever gets:

LOTS 29 AND 30, BLOCK 12, OREGON SHORES SUBDIVISION

TRACT NO. 1053, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

together with: all income, rents and profits from it; all plumbing, lighting, air conditioning and heating apparatus and equipment; and all fencing, blinds, drapes, floor coverings, built-in appliances, and other fixtures, at any time installed on or in or used in connection with such real property; and the mobile home referred to below and all its other attachments and accessories, all of which at the option of Beneficiary may be considered to be either personal property or to be part of the real estate.

All of the property described in this Section 1 is called the "Property". To the extent any of the Property is personal property, Grantor grants Beneficiary, as secured party, a security interest in all such property, and this Deed of Trust shall constitute a security agreement between Grantor and Beneficiary.

This Deed of Trust shall constitute a fixture filing and for that purpose is effective for a period of 5 years.

The Property includes a 19 78 12 X 16 mobile home, Manufacturer REDMOND, Model RIDGE DALE, Serial Number 09L13515. The mobile home shall be permanently affixed to the real estate and not severed or removed therefrom without the prior written consent of the Beneficiary.

2. Security. This Deed of Trust is given to secure performance of each promise of Grantor contained herein and in a security agreement of the same date from Grantor to Beneficiary (the "Security Agreement") and the payment of Fourteen Thousand Three Hundred Twenty And 00/100 Dollars (\$14,320.00) (called the "Loan") with interest as provided in the promissory note which evidences the Loan (the "Note"), and any renewals, modifications or extensions thereof. It also secures payment of certain fees and costs of Beneficiary as provided in Section 9, and repayment of money advanced by Beneficiary under Section 6 or otherwise to protect the Property or Beneficiary's interest in the Property. All of this money is called the "Debt".

The final maturity date of the Loan is 09/21/09.

☒ If this box is checked, the Note secured by this Deed of Trust provides for a variable rate of interest.

3. Representations of Grantor. Grantor warrants and represents that:

Grantor is the owner or contract purchaser of the Property, which is unencumbered except by easements, reservations, and restrictions of record not inconsistent with the intended use of the Property, and any existing real estate contract, mortgage or deed of trust given in good faith and for value, the existence of which has been previously disclosed in writing to Beneficiary.

4. Promises of Grantor. Grantor promises:

(a) To keep the Property in good repair; not to move, alter or demolish the mobile home or any of the other improvements on the Property without Beneficiary's prior written consent; and not to sell or transfer the Property or any interest in the Property in violation of the provisions of Section 5.

(b) To allow representatives of Beneficiary to inspect the Property at any reasonable hour, and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property;

(c) To pay on time all lawful taxes and assessments on the Property;

(d) To perform on time all terms, covenants and conditions of any prior real estate contract, mortgage or deed of trust on the Property or any part of it and pay all amounts due and owing thereunder in a timely manner;

(e) To see to it that this Deed of Trust remains a valid lien on the Property superior to all liens except those described in Section 3, and to keep the Property free of all encumbrances which may impair Beneficiary's security. It is agreed that if anyone asserts the priority of any encumbrance other than those described in Section 3 over this Deed of Trust in any pleading filed in any action, the assertion alone shall be deemed to impair the lien of this Deed of Trust for purposes of this Section 4(e); and

(f) To keep the mobile home and other improvements on the Property insured by a company satisfactory to Beneficiary against fire and extended coverage perils, and against such other risks as Beneficiary may reasonably require, in an amount equal to the full insurable value, and to deliver evidence of such insurance coverage to Beneficiary. Beneficiary shall be named as the first loss payee on all such policies pursuant to a standard lender's loss payable clause. The Amount collected under any insurance policy may be applied upon any indebtedness hereby secured in the same manner as payments under the Note or, at Beneficiary's sole option, released to Grantor. In the event of foreclosure or sale of the Property pursuant to the Trustee's power of sale, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the Sheriff's or Trustee's sale.

5. Sale or Transfer of Property. The Loan is personal to Grantor, and the entire Debt shall become immediately due and payable in full upon any sale or other transfer of the Property or any interest therein by Grantor. A sale or other transfer of the Property or any interest therein by Grantor without the full repayment of the Debt shall constitute an event of default hereunder.

6. Curing of Defaults. If Grantor fails to comply with any of the covenants in Section 4, including all the terms of any prior real estate contract, mortgage, or deed of trust, Beneficiary may take any action required to comply with any such covenants without waiving any other right or remedy it may have for Grantor's failure to comply. Repayment to Beneficiary of all the money spent by Beneficiary on behalf of Grantor shall be secured by this Deed of Trust. The amount spent shall bear interest at the Default Rate specified in the Note and be repayable by Grantor on demand.

7. Defaults; Sale.

(a) Prompt performance under this Deed of Trust is essential. If Grantor doesn't pay any installment of the Loan on time, or if there is a breach of any of the promises contained in this Deed of Trust, the Security Agreement, or any other document securing the Loan, Grantor will be in default and the Debt and any other money whose repayment is secured by this Deed of Trust shall immediately become due and payable in full, at the option of Beneficiary, subject only to the notice requirements of Section 8 below. If Beneficiary exercises its right to demand repayment in full, the principal balance of the Loan, on the day repayment in full is demanded, shall bear interest at the Default Rate specified in the Note from the day repayment in full is demanded until repaid in full and, if Beneficiary so requests in writing, Trustee shall sell the Property in accordance with Oregon law, at public auction to the highest bidder. Any person except Trustee may bid at the Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (i) to the expenses of the sale, including a reasonable trustee's fee and attorney's fee; (ii) to the obligations secured by this Deed of Trust; and (iii) the surplus, if any, shall be distributed in accordance with Oregon law.

(b) Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the Property which Grantor had or the interest in the Property which Grantor had the power to convey at the time of execution of this Deed of Trust and any interest which Grantor subsequently acquired. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust. This recital shall be prima facie evidence of such compliance and conclusive evidence of such compliance in favor of bona fide purchasers and encumbrancers for value.

(c) The power of sale conferred by this Deed of Trust is not an exclusive remedy. Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage or sue on the Note according to law. In connection with any of the Property which is personal property, Beneficiary shall further be entitled to exercise the rights of a secured party under the Uniform Commercial Code as then in effect in the state of Oregon. During the pendency of any foreclosure or other realization proceedings, Beneficiary shall also have the right to collect the income, rents, and profits of the Property and apply the amounts so collected toward payment of the Debt in the manner provided in the Note, and shall have the right to secure the appointment of a receiver for the Property, its income, rents and profits.

(d) By accepting payment of any sum secured by this Deed of Trust after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare a default for failure to so pay.

8. Condemnation; Eminent Domain. In the event any portion of the Property is taken or damaged in an eminent domain proceeding, the entire amount of the award, or such portion as may be necessary to fully satisfy the Debt and all other obligations secured by this Deed of Trust, shall be paid to Beneficiary to be applied thereto in the same manner as payments under the Note.

9. Fees and Costs. Grantor shall pay Beneficiary's and Trustee's reasonable cost of searching records, other reasonable expenses as allowed by law, and reasonable attorney's fees in any lawsuit or other proceeding to foreclose this Deed of Trust; in any lawsuit or proceeding which Beneficiary or Trustee is obliged to prosecute or defend to protect the lien of this Deed of Trust or to otherwise protect its security; and in any other act or taken by Beneficiary to collect the Debt, including any disposition of the Property under the Uniform Commercial Code, in any bankruptcy proceeding and on any appeal from any of the above.

10. Reconveyance. Trustee shall reconvey all or any part of the Property covered by this Deed of Trust to the person entitled thereto, on written request of Grantor and Beneficiary, or upon satisfaction of the Debt and other obligations secured hereby and written request for reconveyance by Beneficiary or the person entitled thereto.

11. Trustee; Successor Trustee. In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary shall appoint in writing a successor Trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor Trustee shall be vested with all powers of the original Trustee. Trustee is not obligated to notify any party hereto of a pending sale under any other deed of trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

12. Miscellaneous. This Deed of Trust shall benefit and obligate the parties, their heirs, devisees, legatees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the Note secured by this Deed of Trust, whether or not that person is named as Beneficiary herein. The words used in this Deed of Trust referring to one person shall be read to refer to more than one person if two or more have signed this Deed of Trust or become responsible for doing the things this Deed of Trust requires. This Deed of Trust shall be governed by and construed in accordance with the laws of the state of Oregon. If any provision of this Deed of Trust is determined to be invalid under law, that fact shall not invalidate any other provision of this Deed of Trust, but the Deed of Trust shall be construed as if not containing the particular provision or provisions held to be invalid, and all remaining rights and obligations of the parties shall be construed and enforced as though the invalid provision did not exist.

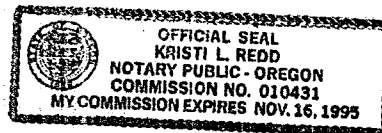
13. Exemption from Registration and Titling. In the event Grantor obtains approval by the State of Oregon to exempt the mobile home from licensing and registration so that the mobile home becomes real property, this Trust Deed shall for all purposes constitute a first lien against the mobile home without further modification or amendment. Grantor will not apply for exemption without obtaining the prior consent of Beneficiary.

DATED AT Medford, Oregon this 21st day of September, 1994.

GRANTOR(S):

X

X



STATE OF Oregon

COUNTY OF Jackson Klamath SS.

This instrument was acknowledged before me on 9/21/94

by DONALD A GATES

and JEANIE V GATES

Kristi L. Redd
Notary Public for OREGON

My commission expires 11/16/95

REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when Note has been paid.

To: TRUSTEE

The undersigned is the legal owner and holder of the Note and all other indebtedness secured by the within Deed of Trust. Said Note, together with all other indebtedness secured by this Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of this Deed of Trust, to cancel the Note above mentioned, and all other evidences of indebtedness secured by this Deed of Trust, together with the Deed of Trust, and to convey, without warranty, to the parties designated by the terms of this Deed of Trust, all the estate now held by you thereunder.

Dated _____

Mail reconveyance to _____

29813



OREGON USE ONLY

PROMISSORY NOTE
MOBILE HOME
 1 YEAR, 3/1, 5/1 ARM

\$ 5,680.00 (U.S.)

LOAN NUMBER

002-04-295-0242101-6

09/21/94

KLAMATH FALLS

Oregon

I promise to repay your loan to me of \$5,680.00 in lawful money of the United States and to pay you interest on the unpaid amount at the rates set forth below. In addition, if I am more than fifteen (15) days late with any payment, I promise to pay a late charge of five percent (5%) of the unpaid portion of the payment to compensate you for the extra expense of handling late payments. This charge will not be imposed more than once with respect to any single late payment.

I promise to repay you in 120 equal monthly installments of \$ 71.35 each, beginning on 10/21/94. Each succeeding installment will be due on the same day of the month as the first one. Payments will be made at your financial center at Medford. Each of these payments will be applied first to pay the interest due, then, at your option, to late charges and repayment of amounts, if any, which you have advanced to pay taxes, assessments, insurance premiums, or other charges on the collateral for my Loan, and finally to reduce the unpaid principal balance of my Loan, provided that for purposes of assessing late charges, payments received will be deemed to be applied first to current installments.

Interest on this Note accrues on a daily basis, and if I do not make my payments on time, a greater portion of my payment will be applied to interest and a lesser portion will be applied to principal. This may result in my owing a larger amount on the maturity date and/or a greater increase in payment amounts at the time of any interest adjustment.

I MAY PREPAY MY LOAN IN FULL OR IN PART AT ANY TIME WITHOUT FEE OR PENALTY.

The interest rate on my Loan for the period commencing on the date of this Note and ending on the first Interest Adjustment Date (as defined below) shall be 8.804 % per annum. This rate is referred to in this Note as the "Initial Interest Rate". Beginning on 09/21/97 and on the same day of every calendar year after that (referred to in this Note as "Interest Adjustment Dates") the interest rate on my Loan will be adjusted to a rate which is Four percent (4.000 %) per annum above the then-applicable "Eleventh District Cost of Funds Index" (as defined below), except that in no event shall the rate increase or decrease by more than 2% at the time of any one interest adjustment, and in no event will the rate ever increase to more than 5.50% above the Initial Interest Rate or decrease to more than 5.50% below the Initial Interest Rate during the life of the loan.

For purposes of this Note, the term "Eleventh District Cost of Funds Index" shall mean the Monthly Weighted Average Cost of Funds Index for Eleventh District Savings Institutions, as made available by the Federal Home Loan Bank Board (the "FHLBB") for the calendar month three months prior to the current calendar month. For example, the Cost of Funds Index for the month of April would be used in computing an interest adjustment occurring on July 1.

Changes in the interest rate will take effect on the Interest Adjustment Date, and will be effective until the interest rate is adjusted again as provided in this Note or for the remaining term of my Loan, whichever is applicable. To implement interest rate changes, you will raise or lower my monthly payments to an amount which will result in full payment, within the original term of my Loan, of the then unpaid principal balance together with all interest due. If you made adjustments as described above I agree to pay you the new payment amount on the first payment date following the Interest Adjustment Date and on each payment date after that.

To secure repayment of my Loan, I am signing a Security Agreement today which grants you a security interest in a mobile home and certain other property described in the Security Agreement. I'll be in default if: (i) I don't make a payment on time; or (ii) I violate the terms of the Security Agreement or any other agreement I sign providing you with security for my Loan.

If I am in default, you may, upon expiration of the notice period, if any, specified in the Security Agreement, demand immediate payment of all past due payments plus the remaining unpaid portion of my Loan. If I am in default and you demand full payment, I promise to pay you interest on the principal balance of the Loan, at a rate 5.50% higher than the Initial Interest Rate (the "Default Rate") from the day of the default until I pay you in full.

I promise to pay all of your collection expenses, including a reasonable lawyer's fee, whether or not you start a lawsuit and in both trial, appellate and bankruptcy courts if you do.

If I am signing this Note to help the borrower obtain this loan, I agree to be equally responsible with the borrower. You don't have to notify me that this Note has not been paid. You can change the terms of payment and release any security for this Note or any other person liable on this Note without notifying me or releasing me from responsibility on this Note.

☐ NOTICE: Any holder of this consumer credit contract is subject to all claims and defenses which the debtor could assert against the seller of goods and services obtained with the proceeds hereof. Recovery hereunder by the debtor shall not exceed amount paid by the debtor hereunder.

2116 (3-94)

BORROWER: Donald A. SenterBORROWER COPY James D. Senter

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 22nd day of Sept A.D., 19 94 at 10:55 o'clock A M., and duly recorded in Vol. M94 of Mortgages on Page 29809.

FEE \$30.00

Evelyn Biehn - County Clerk

By Donald A. Senter