	22 Noven	nner ivv	
TRACY A. WOOD			in St. 15th Floor Portland, 08 97204
("Borrower", H & L SERVICE	TRY BOY'S	MOBILE	HOMES
a 000 52658 HIGHWAY 97, LA	ganized av d ex	isting under th 97739	
IVEYANCE: For value received, Borro	ower irren:cabl	y grants and	("Lender"). conveys to Trustee, in trust, with power of sale, the real estate described below
	ances, renis, les	ases and ex s	CHILOQUIN , Oregon (Zip Code)
AL DESCRIPTION:		1	
All of the propert City/Town/Village of CH	iy located IIL/)QUIN	a at	ROLLINGWOOD DRIVE , in the , County of KLAMATH ,
State of OR . in which	the Form	rower has	an ownership, leasehold or other articularly described on the schedule titled
"Additional Property De	sciption	" which	is attached hereto as Exhibit A,
together with a securit	y interes	st in that	t certain 1978 , <u>60</u> X <u>28</u> ter 03910947L
 A second sec second second sec	an la ba	the strength	
more detailed property	denaripti	ion after	the Lender or its assigns to obtain a the Borrower has signed the Mortgage, er has signed the Mortgage.
and to attach Exhibit.	,		
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an an Anna an Anna an Anna Anna Anna Anna Anna			
located in ICLAHATH	$\frac{1}{L} = -\sum_{i=1}^{L} A_i ^2$	e 11 - 1	County, Orecon.
E: Borrower covenants and warrants t	itle to the prope	erty, except to	none
extensions, and renewals thereof.			of the secured debt and the performance of the covenants and agreements soporated herein. Secured debt, as used in this Deed of Trust, includes any inder any instrument secured by this Deed of Trust, including all modifications, pents secured by this Deed of Trust and the dates thereof.): the Retail'Installment Contract and
Security Agreement	exiscuted	by Buye	s/Borrowers.
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1. Pryments. Borrower agrees to make all payments on the secured debt when due. Unless Borrower and Lender agree otherwise, any payments Lender receives from Borrower of for Borrower's berk fit will be applied inst to any amounts Borrower owes on the secured debt exclusive of interest or principal, second to interest, and then to principal. I partial prepayment of the secured debt occurs for any reason, it will not reduce or excuse any scheduled payment until the secured debt is part in full.

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2. Claims Against Title. Borrower will pay all trives. assessments, and other charges attributable to the property when due and will defend title to the property against any claims which would impair the I en of this Deed of Trust. Lender may require Borrower to assign any rights, claims or defenses which Borrower may have against parties who supply abor or materials to improve or maintain the property.

3. In surance. Borrower will keep the property if surget under terms acceptable to Lender at Borrower's expense and for Lender's benefit. All insurance polices shall include a standard mortgage clause in favor of Lender. Lender will be named as loss payee or as the insured on any such insurance policy. Any insurance proceeds may be applied, within Lender's discretion, to either the restoration or repair of the damaged property or to the secured debt. If Lender requires mortgage insurance, Bo rower agrees to maintain such insurance for as long as Lender requires.

4. Property. Borrower will keep the property in (cod (ondition and make all repairs reasonably necessary

5. Expenses. Borrower agrees to pay all Lender's expenses, including reasonable attorneys'-rees, if Borrower breaks any covenants in this Deed of Trust or in any obligation secured by this Deed of Trust. Borrower will per these amounts to Lender as provided in Covenant 9 of this Deed of Trust.

6. Prior Security Interests. Unless Borrower first obtains Lender's writ an consent, Borrower will not make or permit any changes to any prior security interest. Borrower will perform all of Borrower's obligations under any prior Mortgage, Deed of Trust or other security agreement, including Borrower's covernants to make payments when due.

7. Assignment of Rents and Profits. Borrower as signs to Lender the tents and profits of the property. Unless Borrower and Lender have agreed otherwise in writing. Borrower may collect and etain the rents as long is Borrower is not in default. If Borrower defaults, Lender, Lender's agent, or a court appointed receiver may take possession and nanage the property and collect the rents. Any rents Lender collects shall be applied first to the costs of managing the property, including court costs and attorneys' feat, commissions to rental agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.

3. Leaseholds; Condominiums; Planned Unit Developments. Borrower agrees to comply with the provisions of any lease if this Deed of Trust is on a leasehold. If this Deed of Trust is on a unit in a combinium or a planned unit development, Borrower will perform all of Borrower's duties under the covenants, by-laws, or regulations of the condo ninium or planned unit cevelopment.

9. Authority of Lender to Perform for Borrover. | Borrower fails to perform any of Borrower's duties under this Deed of Trust, Lender may perform the duties or cause them to be performed. Lender may sign Borrower's name or pay any amount if necessary for performance. If any construction on the property is discontinued or not carried on ir a reasonable manner, ender may do whatever is necessary to protect Lender's security interest in the property. This may include completing the construction.

Lender's failure - perform will not preclude Ler der Irom exercising any of its other rights under the law or this Deed of Trust.

Any amounts paid by Lender to protect Lender's security interest will be secured by this Deed of Trust. Such amounts will be due on demand and will beer interest from the date of the payment until paid in full at the interest rate in effect on the secured debt.

10. Default and Acceleration. If Borrower fails to make any payment when due or breaks any covenants under this Deed of Trust or any obligation secured by this Deed of Trust, Lender may applicate the maturity of the secured debt and demand immediate payment and may invoke the power of sale and any other remedies permitted by applicable law.

11. Power of Salo. If Lender invokes the power of sile, Lender shall e ecute or cause Trustee to execute a written notice of the occurrence of an event of default and at Lender's election to cause the projecty to be sold an 1 shall cause such notice to be recorded in each county in which the property or some part thereof is located. Lender or Trustee shall give notice of sale in the manner prescribed by applicable law to Borrower and to other persons as applicable law may require. After the lapse of such time as may be priscribed by applicable law. Trustee shall sell the property (in gross or in parcels) or in parcels) and place and under the terms designated in the notice of sale. Lender or Lender's designee public auction to the highest bidder for cash at the time and place and under the terms designated in the notice of sale. Lender or Lender's designee may purchase the property at any sale. Trustee shell deliver to the pur chaser Trustee's deed conveying the property without any covenant or warranty, may purchase the property at any sale. Trustee shell apply the proceeds of the sale in t e following order: (1) to all reasonable costs and expenses of the sale, including, but not limited to, reasonable Trustee's and a tome rest fees; (2) to all sums secured by this Deed of Trust; and (3) the excess, if any, to the person or persons legally entitled thereto.

12. Inspection. Lender may enter the property to inspect it if Lender g ves Borrower notice beforehand. The notice must state the reasonable cause for Lender's inspection.

13. Condemnation. Borrower assigns to Lent or the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security ag eement.

14. Walver. By exercising any remedy available to Lender, Lender does not give up any rights to later use any other remedy. By not exercising any remedy upon Borrower's default, Lender does not a aive any right to ta er consider the event a default if it happens again.

15. Joint and Several Liability; Co-signers; Succassors and Assigns Bound. All duties under this Deed of Trust are joint and several. Any Borrower who co-signs this Deed of Trust but does not to-sign the underlying dabt instrument(s) does so only to grant and convey that Borrower's interest in the property to the Trustee under the terms of this Deed of Trust. In add ion, such a Borrower agrees that the Lender and any other Borrower under this Deed of Trust may extend, modify or make an *i* other changes in the terms of this Deed of Trust or the secured debt without that Borrower's consent and without releasing that Borrower from the terms of this Deed of Trust.

The duties and benefits of this Deed of Trust thall hind and benefit the successors and assigns of Lender and Borrower.

16. Notice. Unless otherwise required by law, any notice to Borrower shall be given by delivering it or by mailing it addressed to Borrower at the property address or any other address that Borrower has given to Lender. Borrower will mail any notice to Lender at Lender's address on page 1 of this beed of Trust, or to any other address which Lender's address.

Any notice shall be deemed to have been given to Borrower or Lender when given in the manner stated above.

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11. 意义的数据处理系统

Tankers Systems, Inc., St. Cloud, MN (1-800-397-2341) | arm (1"-OCPMTG-OR 22394

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17. Transfer of the Property or a Beneficial Interast in the Borrowar. If all or any part of the property or any interest in it is sold or transferred without Lender's prior written consent, Lender may demand immediate payment of the secured debt. Lender may also demand immediate payment if the Borrower is not a natural person and a beneficial interest in the Borrower is sold or transferred. However, Lender may not demand payment in the above situations if it is prohibited by federal law as of the date of this Deed or Trust.

11). Release. When Borrower has paid the secured debt in full and all underlying agreements have been terminated. Lender shall request Trustee to reconvey the property. Borrower agrees to pay all costs to record such reconveyance.

11. Substitute Trustee. Trustee shall resign at the request of Lence and may resign at its own election. Upon the resignation, incapacity, disability or death of Trustee. Lender shall appoint a st ccessor trustee by an astrument recorded in the county in which this Deed of Trust is recorded. The successor trustee shall thereupon be vested with a lipowers of the original Trustee.

23. Use of Property. The property subject to this I eed of Trust is not currently used for agricultural, timber or grazing purposes.

Protocol (

21. Attorneys' Fees. As used in this Deed of True tand in the Note: attorneys' fees" shall include attorneys' fees, if any, which shall be awarded by an a spellate court.

22. Severability. Any provision or clause of this D red of Trust or any agreement evidencing the secured debt which conflicts with applicable law will not be effective unkess that law expressly or instilled) permits variations by agreement. If any provision or clause in this Deed of Trust or any agreement a ridencing the secured debt cannot be enforced according to its tern s, this fact will not affect the enforceability of the balance of the Deed of Trust and the agreement evidencing the secured debt.

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EXHIBIT "A" LEGAL DESCRIPTION

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Lot 12 in Block 1 of TRACT 1168, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SS.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of _____ Mountain Title Co Dec_____A.D., 19_14 at 9:30 _____o'clock ____A.M., and duly recorded in Vol. ____M94 of ____ 5th day Mortgages on Page 36929 Evelyn Biehn County Clerk By Dauline Mullindare \$20.00 FEE