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AFTER RECORDING MAIL TO:

2-211-95A : 14 ARN

Vol.1915 Page 4262

**GN MORTGAGE CORPORATION
4000 WEST BROWN DEER ROAD
BROWN DEER, WISCONSIN 53209**

卷之六 1475606

R-1C-14600-65
Space Above This Line For Recording Data

DEED OF TRUST

THE FEDERAL BUREAU OF INVESTIGATION, SECURITY INFORMATION IS MADE ON February 18th, 1995
BY AGENT AMES CARL ANDERSON AND MARY EMILY ANDERSON

Borrower owes, under the principal sum
Thirty seven Thousand and 00. 100

This debt is evidenced by Borrower's Note dated the same date as this Security instrument, paid earlier due and payable on **March 1st, 2025**, debt evidenced by the Note with interest and all renewals, extensions, h interest, advanced under paragraph 7 to protect the security of this and agreements under this Security Instrument and the Note. For this debt, with power of sale, the following described property located in

THE SOUTH 100 FEET OF TRACT 60, PLEASE AN HOME TRACT, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

*24 It has the address of 1764 IVORY STREET.

KLAMATH FALLS

97601

TOGETHER WITH all the improvements now
existing on a part of the property. All replaced when
permitted by this Security instrument as the Property
BORROWER DVENANTS "at Borrower's
discretion and that the Property is encumbered by
the property known as all claims and demands of
THE SELLER IN THE MENTIONED combined in
one instrument security instrument.

hereafter erected on the property, and all easements, appurtenances, and fixtures now and in the future shall also be covered by this Security Instrument. All of the foregoing is fully released of all estates hereby conveyed and has the right to grant and convey the property unencumbered of record. Borrower warrants and will defend generally the title to all encumbrances of record.

RENTALS - National use and non-uniform covenants with limited variations by existing real property.

Payment of Principal and Interest

Payment and Late Charges. Borrower shall promptly pay when due the principal of
and interest on late charges due under the Note.

or to a written waiver by Lender. Borrower shall pay to Lender on in full a sum "Funds" for (a) yearly taxes and assessments, which are yearly household payments or ground rents on the Property, if it insurance premiums, if any, (b) yearly mortgage insurance premiums with the provisions of paragraph 8 in lieu of the payment of mortgage at any time collect and hold Funds in an amount not to exceed the require for Borrower's escrow account under the federal Real Estate - C. Section 2501 ("F.E.P.A"), unless another law that applies to the hold funds in an amount not to exceed the lesser amount of Lender d reasonable estimate of expenditures of future Escrow items or

The Funds are instrumentality or entity (including Lender
Lender Bank, Lender shall apply the Fund to pay the Escrow Items. Lender may not
Instrumental analysis crow a count of verifying the Escrow Items unless Lender
permits Lender to make such a charge. However, Lender may require Borrower to
requesting service used by Lender in connection with this loan unless applicable law
applicable law requires interest to be paid. Lender shall not be required to pay
owner and Lender may agree in writing, however, that interest shall be paid on the
in annual account of the Funds showing credits and debits to the Funds and the
The Funds are pledged as additional security for all sums due and owing.

ORE(ION - Single Family-Fannie Mae/Fred Sie IV ac UNIFORM INSTRUMENT
GFS Form - G000046

Form 3038 9-90
Amended 5-81 - (14-504 pages)
Initials *WT*

Loan No. 1975606

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 Encroachment when due, Lender may 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.

5. Payment of all sums secured by
Lender shall accrue interest at the rate of acquisition or
at the rate fixed by Lender at the time of acquisition or
as Security Instrument. Lender shall promptly refund to Borrower any Funds held by
Lender prior to the acquisition or sale of the Property shall apply
as credit against the sum secured by this Security Instrument.

3. Application of Payments. Unless explicitly provided otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied first to interest due under the Note, second, to amounts payable under paragraph 2, third, to interest due under the Note.

Bank will shall promptly discharge any lien which may be placed upon the property as set forth by the Lender in any legal proceedings which are taken for the non-payment of satisfactory to Lender the amount due under a note which may affect the property subject to a lien which may affect the property.

Bank will shall pay to Lender the amount due to Lender under the Security Instrument within ten (10) days after the date of the notice given by Lender to Bank.

If Lender has priority over this security instrument unless Borrower:

- (a) agrees in writing to Lender's acceptance of the lien;
- (b) contests in good faith the lien by or defends against Lender's opinion to operate to prevent the enforcement of the lien; or
- (c) secures from Lender a subordination of the lien to this Security Instrument if Lender determines that any party other than Lender holds an interest in the property over that held by Lender under this Security Instrument.

Lender may give Borrower a notice identifying the action set forth above within ten (10) days of the giving of notice.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals if, and as required, Borrower shall promptly give to Lender all receipts of paid premiums and premium notices, or other notices, Borrower shall be given prompt notice by the insurance carrier and Lender. Lender may make proof of loss demands against Borrower.

Lender and Borrower otherwise agree, if the restoration or repair is economically feasible, Lender's security would be released whether or not the due with notice days have lapsed. Lender has the insurance company set aside funds to repair or restore the Property so that the proceeds from repair or restoration will be available when the notice is given.

In writing, insurance proceeds shall be applied to restoration or repair of the Property if feasible and Lender's security is not lessened. If the restoration or repair is not lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument. If Borrower abandons the Property or does not answer within 30 days after notice to pay sum secured by the Security Instrument whether or not then due, The

in writing, any application of proceeds to principal shall not extend or postpone the due date of any note or charge the amount of the payments. If under paragraph 21 the Property is sold or otherwise disposed of, the Secured party may apply the proceeds resulting from damage to the Property prior to the acquisition by the Secured party to the instrument immediately prior to the acquisition.

6 Occupancy / Preservation, Maintenance
and Use of the Property as a Residential
Establishment. The lessee shall use the Property as a residential
establishment, and shall not convert the Property into a
commercial establishment or business, or use the Property for
any other purpose. The lessee shall not damage, deface, or
destroy the Property or any part thereof, and shall not
allow any other person to do so. The lessee shall not
allow any other person to reside in the Property without
the prior written consent of the lessor. The lessee shall
not assign or sublease the Property without the prior written
consent of the lessor. The lessee shall not make any
alterations to the Property without the prior written
consent of the lessor. The lessee shall not use the
Property for any illegal or immoral purpose. The
lessee shall not use the Property for any purpose
that violates any local, state, or federal laws or regulations.
The lessee shall not use the Property for any purpose
that violates any zoning or building codes. The
lessee shall not use the Property for any purpose
that violates any health or safety codes. The
lessee shall not use the Property for any purpose
that violates any environmental laws or regulations.
The lessee shall not use the Property for any purpose
that violates any noise or disturbance laws or regulations.
The lessee shall not use the Property for any purpose
that violates any fire or safety laws or regulations.
The lessee shall not use the Property for any purpose
that violates any structural or foundation laws or regulations.
The lessee shall not use the Property for any purpose
that violates any electrical or wiring laws or regulations.
The lessee shall not use the Property for any purpose
that violates any plumbing or water supply laws or regulations.
The lessee shall not use the Property for any purpose
that violates any heating or cooling laws or regulations.
The lessee shall not use the Property for any purpose
that violates any ventilation or air quality laws or regulations.
The lessee shall not use the Property for any purpose
that violates any lighting or electrical equipment laws or regulations.
The lessee shall not use the Property for any purpose
that violates any structural or foundation laws or regulations.
The lessee shall not use the Property for any purpose
that violates any electrical or wiring laws or regulations.
The lessee shall not use the Property for any purpose
that violates any plumbing or water supply laws or regulations.
The lessee shall not use the Property for any purpose
that violates any heating or cooling laws or regulations.
The lessee shall not use the Property for any purpose
that violates any ventilation or air quality laws or regulations.
The lessee shall not use the Property for any purpose
that violates any lighting or electrical equipment laws or regulations.

* Protection of Lender's Rights in the Property. It is important that a legal opinion be taken by your attorney concerning the rights which are available to the Lender under the Deed of Trust, the Note and the Security Agreement. The attorney will be able to advise you as to the best protection which can be afforded.

10. If at any time during the term of this Note, the Borrower fails to make any payment when due, or if the Borrower fails to pay any amount due hereunder, or if the Borrower fails to observe or perform any other provision of this Note, the unpaid balance of the principal amount of this Note, together with all interest accrued thereon, shall become additional debt of Borrower created by this Settlement Agreement, and shall bear interest from the date of disbursement of such amounts from underwriting Borrower's regular payment.

8 Mortgage Insurance. Lender shall require Borrower to maintain mortgage insurance on the property as a condition of making the loan secured by this Security instrument. Borrower shall pay the premiums required to obtain coverage substantially equivalent to the cost of one-twelfth of the yearly mortgage insurance premium paid by Lender. If substantially equivalent mortgage insurance coverage is no longer available, Lender will accept use and retain these payments as a reserve for payment of the remaining mortgage insurance premium. Lender may no longer be required, at the option of Lender, if mortgage insurance as provided by an insurer approved by Lender again becomes available, to maintain mortgage insurance in effect or to provide a loss reserve under written agreement between Borrower and Lender or applicable law.

6. Inspection After its agent has made reasonable efforts upon inspection of the property, Lessor will give the lessor a reasonable cause for the inspection.

9. **Condemnation** The proceeds of any condemnation of the Property shall be awarded for claim 1 damages, diminished consequential damages, and attorney's fees and expenses in the event of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a partial taking of the Property and there due, in any amount paid to Borrower by the immediate before the taking is equal to less than the taking, unless Borrower and Lender agree otherwise, the amount of the proceeds multiplied by the fair market value of the Property in which the fair market value of the Property immediately before the taking, unless Borrower and Lender agree otherwise, shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower or if after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower 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 such payments.

11. Borrower Not Released; Forbearance By Lender Not A Waiver. Extension of the time for payment or 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 Borrower's successors in 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 forbearance by Lender in exercising any right or remedy shall not be a waiver, nor will it preclude the exercise of any right or remedy.

12. Successors and Assigns; Bound Jointly and Severally. 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, who co-signs this Security Instrument but does not execute the Note or grant a conveyance of the security interest in the property, agrees that Borrower's interest in the Property under the terms of this Security Instrument and Note is secured by the Security instrument and agrees that Lender and/or Borrower may make any modifications with regard to the terms of this Security Instrument or any other documents.

13. Loan Charges The loan selected by the security instrument is subject to a law which sets maximum loan charges, and that loan charges collected in connection with the loan exceed the permitted amount necessary to reduce the charge to the permitted limit; and (b) any sums exceeding the permitted limits will be refunded to Borrower. Lender may choose to make this refund by making a direct payment to Borrower. If a refund reduces principal, the reduction will be next charged on the Note.

14. Notices. Any notice to Borrower or Lender shall be given in accordance with the applicable law, requirements of the Security Instrument, and the terms and conditions set forth herein. Any notice to Borrower shall be given by first class mail to Borrower's address as stated herein or by delivery to Borrower at the time and place when given as provided in this paragraph.

15. Governing Law; Severability. The Security Instrument shall be governed by federal law and the law of the jurisdiction in

shall be governed by federal law and the law of the jurisdiction in which his Security Instrument or the Note conflicts with applicable law and the Note will be given effect without the conflicting provisions being declared to be severable.

16 Borrower's Copy. Borrower shall be given one confirmed copy of this Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in B-111 over If all or any part of the Property or any interest in it is sold or

Lender's prior written consent is required for Lender to exercise its option to require immediate payment in full of all sums secured by this Security Instrument. However, this option will not be exercisable by Lender if exercise is prohibited by federal or state law as of the date of this Security Instrument.

days from the date the notice is delivered or 3 days if it fails to mail within three hours prior to the expiration of either the time or term on Borrower's

18. Borrower's Right to Reinstate. If any instrument discontinued at any time or reinstated before sale of the Property pursuant to this Security Instrument, those covenants of and the Note as to no acceleration had occurred in enforcing this Security Instrument, the Lender may reasonably require to assure that the sums stated by this Security Instrument and the obligations set forth hereby shall remain payable in case of acceleration under paragraph 17.

Borrower meets certain conditions, Borrower shall have the right to have enforcement of this to the earlier of (a) 5 days (or such longer period as applicable law may specify for any power or right contained in this Security Instrument or (b) entry of a judgment entered against Borrower for any default or any other covenant or agreement, (c) pay all expenses including but not limited to reasonable attorneys' fees and (d) take such action as in this Security Instrument, Lender's rights in the Property and Borrower's obligation to shall continue unchanged. Upon reinstatement by Borrower of this Security Instrument and as if no acceleration had occurred, however, this right to reinstate shall not apply in

19. Sale or Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold or re-mortgaged at any time without prior notice to the Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note or this security instrument. There also may be one or more changes of the Loan Servicer related to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payment should be made. The notice will also contain any other information required by applicable law.

20 Hazardous Substances. Borrower shall not cause or permit the presence use disposal storage or release of any Hazardous substances upon the Property. Borrower shall not allow anyone else to do anything affecting the Property that is in violation of Environmental law. The preceding two sentences shall not apply to the presence, use, storage or release on the Property of small quantities of hazardous substances that are generally recognized as 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 any governmental or regulatory agency or private party involving the property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. Borrower learns of or is notified of any government 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 means those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products; toxic pesticides and rodenticides; volatile solvents; materials containing asbestos or formaldehyde; and radioactive materials. As used in this paragraph 20, Environmental Law means federal laws and IWS regulations where the Property is located that relate to health safety or environmental protection.

NON-INFORMAL TENANTS: Borrower shall enter 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 otherwise). The notice shall specify: (a) the default; (b) the action the date the notice is given to Borrower by which the default must be cured; (c) a date, not less than 30 days from the date specified in the notice may result in acceleration of the sum notice shall further inform Borrower of the right to reinstate after acceleration of a default or any other defense of Borrower to accept cancellation of the note. Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies reasonable attorneys fees and costs of title 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. After the time required by applicable law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee deems fit. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

22. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warrant and without charge to the person or persons legally entitled to it. Such person or persons shall pay any recording costs.

23. Substitute Trustee. Lender may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. With conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by applicable law.

24. Attorneys Fees. As used in this Security Instrument and in the Note, "attorneys fees" shall include any attorneys fees awarded by appellate court.

25. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

[Check applicable box(es)]

- Adjustable Rate Rider
- Graduated Payment Rider
- Balloon Rider
- Other(s) [specify]

- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider

- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

BY SIGNING BELOW Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

James C. Anderson (Seal)
JAMES CARL ANDERSON
-Borrower

Mary Emily Anderson (Seal)
MARY EMILY ANDERSON
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

[Sign Below This Line For Acknowledgement]

STATE OF OREGON,

On this 23rd day of February, 1995, JAMES CARL ANDERSON and MARY EMILY ANDERSON

County(s):

1995 personally appeared the above-named
and acknowledged

the foregoing instrument to be their free and voluntary act and deed

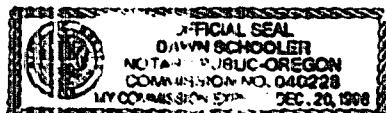
before me:

(Official Seal)

My Commission expires 12/20/03

Saw Schuler

Natalie Putnam, Notary Public



REQUEST FOR RECONVEYANCE

This undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey without warranty all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Dated _____

Loan No 1975606

1-4 FAMILY RIDER Assignment of Rents

THIS 4 FAMILY RIDER is made this 18th day of February, 1995
and is incorporated to and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed "the
Security Instrument" of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to
GN MORTGAGE CORPORATION, A WISCONSIN CORPORATION (the "Lender")
of the same date and covering the Property described in the Security Instrument and located at:
1764 IVORY STREET, KLAMATH FALLS, OREGON 97601.
[Property Address]

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Recipient and Lender further covenant and agree as follows:

13. USE OF PROPERTY: COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

C. SUBORDINATE LIENS. Lender is permitted by federal law. Borrower shall not allow any lien inferior to the
lien created against the property without Lender's prior written permission.

D. RENT LOSS INSURANCE. For so long as the lessee shall remain in possession of the Premises, the lessor shall maintain insurance against rent loss in addition to the other covenants which are contained in this lease.

E. "BORROWER'S RIGHT TO BEING STATE" DELETED. Uniform Covenant 18 is deleted

F. BORROWER'S OCCUPANCY Unless Lender and Borrower otherwise agree in writing, the first sentence concerning Borrower's occupancy of the Property is deleted. All remaining covenants and agreements set forth in Exhibit F shall remain in effect.

G. ASSIGNMENT OF LEASES. Priority and all security deposits made in or on the right to modify, extend or terminate the lease at paragraph (i) hereof ("Lease") shall remain with Lender; provided, however, that Lender shall assign to Borrower all leases of the Property with leases of the Property. Upon the assignment, Lender shall have no leases and to execute new leases in Lender's sole discretion. As used "sublease" if the Security Instrument is on a leasehold.

H. ASSIGNMENT OF RENTS; APPENDIMENT OF RECEIVER LENDER IN POSSESSION. Borrower absolutely and unconditionally assigns and leases all the rents and revenues ("Rents") of the Property, regardless to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents and pay the Rents to Lender or Lender's agents. However, Borrower shall give notice of default pursuant to paragraph 21 of the Security Instrument that the Rents are to be paid to Lender or Lender's agent. This assignment not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (i) all rents received by Borrower shall be held by Borrower as trustee for the benefit of Lender only to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agent upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents collected by Lender or Lender's agent shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actual received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Uniform Covenant 7.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph.

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

I. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider

JAMES CARL ANDERSON 2/23/85
JAMES CARL ANDERSON
(Seal)
Borrower

MARY EMILY ANDERSON 2/23/85
MARY EMILY ANDERSON
(Seal)
Borrower

(Seal)
Borrower

(Seal)

STATE OF OREGON COUNTY OF KLAMATH ss.

Filed for record at request of _____ Mountain Telephone Co _____ the 27th day
of Feb A.D. 1995 at 9:14 o'clock A.M., and duly recorded in Vol. M95 _____,
of Mortgage _____ on Page 4262 _____.

FEE \$35.00

Bernetha G. Letsch, County Clerk
Bernetha G. Letsch