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THIS DEED OF TRUST ("Security instrument") is mere on JUNE 240 go 1296 . The grantor is I MITE I J. 6 ON TENOT and GELDEN OF WIENOTCHE AS INC. 18 OF THE ORDER OF

urasser un action so con behave or of it to a consequence of paper if foot a sterm non neconcionate Bontower and the public and the notion of standard distributions and the second

("Borrower").

The trustee is Clamath County (it) Co.
The beneficiary is South Valley (tate Bank, existing under the laws of an Oregon Lahking Corporation is P.O. Box 5210, Klamath Falls, OR 97601 Borrower owes Lender the principal sim of Forty Thise Thousand Two Hundred Dollars and Dollars (U.S. \$43, 200.00). This evidenced by Borrower's note dated the same date as trib Security Instrument (Note), which provides for monthly payments, with the full debt, if not paid ear left, due and revable on July 1; 2011. This Security instrument secures to Lender: (a) the leps ment of the clebt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note: (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security insulument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Notal For this puriose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Klamath 2007 County, Oregon: Here and the purpose the policy in

("Trustee"). which is organized and , and whose address ("Lender").

TRACTS I AND 2 EAST ADD TICHE TO MALIN ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY OF REAMATH COUNTY, OREGON.

Fitting are pleady at as each conditional sector y constructions as a red betting a socially legislation and publicate level. [ACCOUNT, MOS.] by the publication level. Et mits conducto make auch a charge. Fowever, Lenge ; may raque consever to pay a one tree charge for ea act ordenos with applicable law

Hisperident real estate tay reporting service used by Le. (erin found to the high services to the property of the services of AR look of Lender is such at last titlen, by this if Februal-Piont Los 16amb. Lender of act your floods to the Ender of the Four school and the Estrow renes, Lender may noted the Britow account, or you higher become it were in the titles Long to prove the state of the Four school and the Estroward Longe in the Estroyard to the Four school and the Estroyard Longe in the Estroyard Control of the The Flords and had held in an institutio, who is depot a archistre thy to suggest agoveyor, as manifold or exists

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Official to the second of the TOGETHER MTH all the improvement mov/ or here: if er erected on the property, and all easements,

appurtenances, and fixtures now or he east and part of the property. All replacements and additions shall also be covered by this Security Instrument. At of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borro I are is lawfully se sad of the estate hereby conveyed and has the right to grant and convey the Property and that the Property and the Proper warrants and will defend generally the little to the Property (gainst all claims and demands, subject to any enclimptances of recording the torons that a uniformer public eighten has not recording to the

LIFT SECTION AND BY PRINCIPLE TO HORSE OF FROM AN ANALYSIS AND ANALYSIS OF THE LIFT AND ANALYSIS OF LIFT

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THIS SECURITY INSTRUMENT comit I see uniform or enants for national use and non-uniform covenants with I'm ked variations by jurisdiction to cor stitute a uniform silicity instrument covering real property. AND LUNIFORM COVENANTS a Borrovinger dilander cover antiend agree as to lower a requi

111 10 Payment of Principal and Interest Principal and Interest Principal Charges. Borrower shall promptly pay when due the principal of and interestion the det tier tenced by the lote and any prepayment and late charges due under the Molecul by this Beauth instrument will be the going I referred to it this Designify has a re-

1) 2.4 Funds for Taxes and Insurary as { abject to app k able law onto a written waiver by Lender, Borrower shall pay to Lender on the day monthly paymen poer adue under the Note suntil the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if an r; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if art /; (a) yearly mortga je insurance premiums, if any; and (f) any sums payable by Bo rower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lend a may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Set 1 ment Procedu es Act of 1974 as amended from 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, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds dut on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

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 litems, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. He wever, 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 Finds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lander shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Finds 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 pent itted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordar se with the regular interests 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 Ler der he 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 paragrap 1.21, 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 sur is 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 uncler paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.
- 4. Charges; Liens. Borrower shall pay all taxes, assa sements, charges, lines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid 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 mal es these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

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 lian by, or defends against a forcement of it is lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lian; or (c) secures from the holder of the lian an agreement satisfactory to Lender subordinating the lien to this Sc curi y Instrument. I 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 of more of the actions set forth above within 10 days of the giving of notice.

5. Hazard or Property Insurance. Bo rower shall kee p the Improvements now existing or hereafter erected on the Property insured against loss by fire, huzards included within the term "extended coverage" and any other hazards, 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 ight ject to Lander's approval which shall not be unreasonally withheld. If Borrower falls to maintain coverage described above; Lender may, at Lender's option, obt iln coverage to protect Lender's rights in the Property in accordance with paragraph 7.3

FORM 3033 9/90

State Bank

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IL EGGII-BING . PAIVIL' - FILIAA/FALMI LIWI JAMI ISTAUM All insurar ce policies and renew: |s st all be accepted in the Lender and shall include a standard montgage clause. Lender shall have the right to hold the policies and rene hals. If Lender requires, Borrower shall promptly give to Lender

all receipts of puld premiums and renawal notices. In the event of loss, Borrower shall give prompt notice to the included can be and Lender Lender in it makes proof of loss if not made promptly by Borrower.

Unless Lender and Borrower off live: a agree in wir ling, insurance proceads shall be applied to restoration or repair

of the Property damaged, if the restciation or rapair is a mornically leasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or it nder's security would be lessened, the insurance proceeds shall be applied to the sums secured by the Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the project, or does in transver within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lenct r may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property of to pay sum a secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or pt stpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the psyments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Fripperty prior to the acquisition shall pass to Lender to the extent of the sums ascured by this Security Instrument if amo flately prior to the acquisition.

- 6. Occupancy, Preservation, Maint mance and Frintection of the Property; Borrower's Loan Application; Leaseholds. Eorrower shall occupy establish, and use the Property as Borrower's principal residence within sixty 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 intrain the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in defaul: If any forfeiture act on 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. Et rower 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 intalest in the Property or other material impairment of the lien created by this Security Instrument or Ler der's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materally alse 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 Borrowei'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 of all 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 in ay include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, caying reasonat le attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph i, Lender does not have to do so.

Any amounts disbursed by Lender ur der this paract uph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrow r and Lender 1 free 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 Lendler 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 premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Bor ower of the mic rigage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially oxidivalent 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 o ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in leu 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 t ecomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a case reserve, until the requirement for mortgage insurance ends In accordance with any written agreemen between Born wer and Lender or applicable law.
- 9. Inspection. Lender or its agent n ay make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of criprior to an ir spection specifying reasonable cause for the inspection.

for the event of a trial taking of the P i perty, the perfection that a hour and give it is

10. Condemnation. The process is of any award or claim for damages, cirect or consequential, in connection with any condemnation or other taking of any part of the Prot erty, or for conveys noe in lieu of condemnation, are hereby ersigned and shall be paid to Lender was and a coasa in a projection in the parties are the contract of the co

In the event of a total taking of this Pic perty, the proceeds shall be applied to the sums secured by this Security in strument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in of the fair market value of the Property immediately. It fore the taking is a just to or greater than the amount of the sums secured by this Security Instrument immodiately be one the taking unless Borrower and Lender otherwise agree in writing, the sums secured by this \$ equity instrument; all be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums say uned immediately before the taking, divided 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 in which the last market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the takin i unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, he proceeds at all be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Proparty is abandoned by Elerrol ver, or if, after rotice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower la is 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 writin), any application of proceeds to principal shall not extend or postpone the due date of the monthly payr rents referred to in paragraphs 1 and 2 or change the amount of such

- 11. Borrower Not Released; For year rince By Lencier Not a Walver. 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 Borrover shall not operate to reliase the liability of the original Borrower or Borrrower's successors in interest. Lender shall not be required to commence procesdings against any successor in interest or refuse to extend time for payment or otherwise modify amor ization of the sams secured by this Security Instrument by reason of any demand made by the original Borrower or Forrower's successors in interest. Any forbearance 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 Sev wal Liability; Co-signers. The covenants and agreements of this Security instrument shall bind at dit enefit the successors and assigns of Lender and Borrower, subject to the pro/isions of paragraph 17. Borrower's college and agreements shall be joint and several. Any Borrower who co-nigns this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this 3 sourity instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, for pair or make an / accommodations with regard to the terms of this Security Instrument or the Note without that Bor ower's consent.
- 13. Loan Charges. If the loan secure: by this Securit Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interaction other loan charges collected or to be collected in connection with the loan exceed the parmit ad 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 excreded permitted limits will be refunded to Borrower. Lander 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 prepay rent charge under the Note.
- 14. Notices. Any notice to Borrower p ovided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicabe 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 cther address Lender designates by notice to Borrower. Any notice provided for in this Security Instit ment shall be ceemed to have been given to Borrower or Lender when given as provided in this paragraph.
- 15. Governing Law, Severability. This Security Instrument shall be governed by federal law and the law of the juriseliction in which the Property is located. In the event the transprovision or clause of this Security Instrument or the Note conflicts with applicable law, such por flet shall not after other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.
 - 16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.
- 17. Transfer of the Property or a Bene icial Interest in Borrower. If all or any part of the Property or any interest In It is sold or transferred (or if a beneficial interest in Borrov at is sold or transferred and Borrower is not a natural person) without Lender's prior written consert, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. Hower ir, this option is tall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lench it shall give Borrow it notice of acceleration. The notice shall provide a period of not less than 30 days from the date the not see is delivered or malled within which Borrower must pay all sums secured by this Security Instrument. If Borrower falls to pay these sur is prior to the expiration of this period, Lender may invoke any namedles permitted by this Security institution without A rither notice or demand on Borrower. Longer so de have the cight termold the possess and conown to the idea is adeas, Decrease a contra

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LOAN NO. 500097 19009

18. Borrower's Right to Reinstate. If Forrower 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 reinstatent ant) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a land green tenforcing this Security Instrument. Those conditions are that Bornower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no bornower: (a) pays Lender all sums which the notion would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any deep ault of any other covenants or agreements; (c) pays all expenses incurred in er forcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lander may reasonably require to as such at the lien of his Security Instrument, Lender's rights in the Property and Bornower's obligation to pay the sums security instrument shall continue unchanged. Upon reinstatement by Bornower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration that occurred. Howevor, this right to reins the shall not apply in the case of acceleration under

19. Sale of Note; Change of Loar Scrvicer.

OTHER DISTRIBUTE A THE PERSON FROM DATED A PART SHAPER.

The Note or a partial interest in the Not (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects mor this payments due under the Note and his Security in trument. 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 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 ardress to which payments should be made. The notice will also contain any other information required by applicable la /.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Froperty. Borro wer 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 cf small quantities of Hazardous Substances that are generally recognized to

be appropriate to normal residential uses and to maintenar ce of the Property.

Borrower shall promptly give Lender varitten 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. 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 talle all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Haz ard aus Substances' are those substances defined as toxic or hazardous 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 pet following substances; gasoline, kerosene, other flammable or toxic pet following substances; gasoline, kerosene, other flammable or toxic pet following substances; gasoline, kerosene, other flammable or toxic pet following substances; gasoline, kerosene, other flammable or toxic pet following substances; gasoline, kerosene, other flammable or toxic pet following substances; gasoline, kerosene, other flammable or toxic pet following substances; gasoline, kerosene, other flammable or toxic pet following substances; gasoline, kerosene, other flammable or toxic pet following substances; gasoline, kerosene, other flammable or toxic pet following substances; gasoline, kerosene, other flammable or toxic pet following substances; gasoline, kerosene, other flammable or toxic pet following substances; gasoline, kerosene, other flammable or toxic pet flammable or toxic jurisdiction where the Property is located it at relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrov er and Lender urther covenant and agree as follows:

21. Acceleration; Remedies. Lender shall give not ce 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 other rise). 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 fallers to cure the d stault on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall fur ther inform Eorrower of the right to reinstate after ac celeration and the right to bring a court action to assert the non-existence of a default or any other defense of Horrower to acceleration and sale. If the default is not cuied on or before the date specific i.in. he notice, Ler denat its option may require immediate payment in full of all sums secured by this Security in that nent without it rither demand and may invoke the power of sale and any other remedies permitted by applicable aw. Lender of all be entitled to collect all expenses incurred in pursuing other remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of

os currence of an event of detaun £100 () Lentier's etc. for to cause the Property to be soid and shall cause such that the transfer of the Property is located. Lender or Trustee shall give notice of sale in the manner prescribed by applicable I aw to Borrower and to other persons prescribed by applicable I aw, Trustee, without demand on Borrower, shall sell the property at public auction to the higher bidder at the ime and place and under the terms designated in the intide of sale in one or more perceivant and in any order Trustee determine). Trustee may postpone sale of all or my perceival the Property by public and our perceival; the time and place of any previously scheduled sale. The first selection actoring and their standards that many other leaders of the content of the first selection of the selecti

If Lander invokes the power of tale, Lander shall a tecute or cause Trustee to execute a written notice of the os currence of an event of default and of Lender's eles ion to cause the Property to be sold and shall cause such

Trustee shall deliver to the pure has cr Trustee's do d conveying the Froperty without any covenant or vir manty, expressed or implied. The resitals in the Trustee's deed shall be prime facie evidence of the truth of the statements made therein. Trus he chall apply the proceeds of the sale in the following order: (a) to all ex tenses of the sale, including, but not imited to, rec; anable Trustee's and attorneys' fees; (b) to all sums tenured by this Security Instrument and (c) any excet 1 to the person or persons legally entitled to it. 22. Reconveyance: Upon payment: fall sums seculed by this Security instrument, Lender shall request Trustee to reconvey the Property and shall surrent anthis Security Instrument and all notes evidencing debt secured by this Se surity Instrument to Trustee: Trusties I all reconvey to Property without varianty and without charge to the person or persons legally entitled to it is Such persons a rail pay any records tion costs. 23. Substitute Trustee. Lender hay from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without con /eyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee Lerein and by applicable law. The state of 24. Attorneys' Fees. As used in this Security Instrument and in the Note, "attorneys' fees" shall include any attorneys' fees awarded by an appella e.cc urt. and languages 25. Riders to this Security Instrument. If one or more riders are executed by Horr wer and recorded together with this Security Instrument, the covenants and agreements of each such rider shall begine prorated into ε nd 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 bar((as)) are the file of the representation of the LipAdjustable Rate Rider struct as the re-A TALE OF BUILDING Condon inium Rider 1-4 Family Rider Graduated Payment Rider Planned Unit Development Rider Biweekly Payment Rider Balloon Rider Second Home Rider in LOther(s) [specify] a sales comparaged action? I specifical factors BY SIGNING BELOW, Borrower ance a sand agrees to the terms and covenants contained in this Security ins rument and in any rider(s) executed by Borrower and recorded with it. Witnesses: (Seal) (Seal) gowers. 4.1 (Seal) B----(See! [3] and Eclow This II to For Adimondedge and KLAMATH ... STATE OF ORIEGON. On this 24th day of June, ;; 1936 person ally appeared the above named JIIMIE J. FORTENOT and ELLER FORTEROR and acknowled and the foregoing to their voluntary act and deed. Before ma: ary Public for Oragon TOP LUG कि एक्ट्राइड में और पूर्व Off sted Small) IVy Commission expires: June 8, (991) 1 15 driges () 1 Laura I fair gett pasi materialo, con con contrata non ្រោះ ខេត្ត ប្រែក្រគីទី១០ខែស៊ីសំព ាន មើលមានទេសាស្ត្រី ១០គួន១០ ភាព ខែការ សម្ពេច ស្ត្រី ខេត្ត 487 ಕ್ಷರು ರಾಜಕೀಕ ಕೃತ್ಯಾಗಿದೆ ಆಗಿ ಆಗಿ ಆಗಿ ರಾಜಕಾಗಿತ್ತ ಕ್ಷರಾಪ್ ಸುತ್ತಿಗಳು ಕ್ಷೇತ್ರ ಕೃತ್ಯಾಗಿ ಕ್ಷಾಗಿತ್ರ ಕ್ಷೇತ್ರ ಪ್ರಧ್ಯಮ ORI GON-SINGLE FAMILY-FNEA/FHLMC UNIFORM INSTRUMENT FORM 3033 9 490 ISC/CMDTOR//07/32/3038(9-90)-L PAI :6 OF 5 STATE OF OREGON: COUNTY OF KLAPANT 1: 83. Klarath County Title Filed for record at request of the of June A.D., 19 96 at 11:21 o'clock AM., and duly recorded in Vol. _ M96 Mortg:ge: on Page ___19005 Bernetha G. Letsch, County Clerk

FEE \$35.00