27724

LINE OF CREDIT MORTGAGE

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TANKOT T DYMOTO A	ATHLEEN I SPRINGER	
and the Beneficiary, WESTERN HOMES, INC.	ain St. 15th Ploor, Portland, OR 97204	("Trustee"
aorganized and existing under	the laws of, whose address is	
6707 S. 6TH STREET, KLAMATH FALLS, O	R_97603	("Lender")
CONVEYANCE: For value received, Borrower irrevocably grants and and all rights, easements, appurtenances, rents, leases and ex	d conveys to Trustee, in trust, with power of sale, the real estate isting and future improvements and fixtures (all called the "property	described below y").
PROPERTY ADDRESS: 890 LAXESHORE DRIVE (Street)	, KLAWATH PALLS , Oregon	97601 (Zip Code)
EGAL DESCRIPTION:	10 원교 및 열립수의 발생 및 현실용 기계 보고 등록 현실용 전에 되는 것으로 가는 것 같다. 한 <u>대한 기계 한 대한 경기를 받</u> 는 것 같다.	um in territoria. La companya di
All of the property located at 890 City/Town/Village of KLAMATH FALLS	, County of KLAMATH	in the
State of OR , in which the Borrower ha	s an ownership, leasehold or other	-
legal interest. This property is more practical Property Description which	articularly described on the schedule to is attached hereto as Exhibit A	titled
together with a security interest in the POX RIVER mobile home, serial num	at certain 1997 , 62 X 42	
The Borrower does hereby authorize	the Lender or its assigns to obtain a	
more detailed property description after and to attach Exhibit A after the Borro	r the Borrower has signed the Hortgage.	
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located inKT.AMATH ITTLE: Borrower covenants and warrants title to the property, except	County, Oregon,	
TI LE. DOTOWER COVERIANS AND WAITAINS HIS TO THE DIODERLY, GALEPI	none	
SECURED DEBT: This Deed of Trust secures to Lender repayme contained in this Deed of Trust and in any other document amounts Borrower owes to Lender under this Deed of Trust of Trus	ant of the secured debt and the performance of the covenants Incorporated herein. Secured debt, as used in this Deed of Tr or under any instrument secured by this Deed of Trust, including	and agreement ust, includes a all modification
extensions, and renewals thereof. The secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments and across the secured debt is evidenced by (List all instruments).	eements secured by this Deed of Trust and the dates thereof.):	
A Universal Note or Manufactured He		
Security Agreement executed by Duye	rs/Borrowers.	<u>gina in a la la seu d</u>
Revolving credit agreement dated and again made subject to the dollar limit described below.	. Advances under this agreement may be	made and repa
Future Advances: The above debt is secured even though a be secured to the same extent as if made on the date this Dee	or part of it may not yet be advanced. Future advances are cont d of Trust is executed.	templated and v
The above obligation is due and payable on	TTOM TODE COMPLETED CTOIL GIBLIUIS GIRGIE	if not paid earlie
IGHTY TWO THOUSAND FIGUR HANDON FIRM ON	Dollars (\$	
plus interest, plus any amounts disbursed under the terms of the covenants contained in this Deed of Trust, with interest on	This Deed of this to protect the security of this Deed 85 flust 8 such disbursements.	to perform any
the covenants contained in this Deed of Trust, with interest on	ਮਿੰਡ ਹਿੰਦੇਸ਼ੋਰ ਨੀ ਸਿੰਪਤ to protect the security of this Deਬੋਰ ਹੈ ਜਿਸਤ ਹੈ such disbursements. by this Deed of Trust may vary according to the terms of that oblig	
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to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

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- 1. Payments. Borrower agrees to make all payments on the secured debt when due. Unless Borrower and Lender agree otherwise, any payments Lender receives from Borrower or for Borrower's benefit will be applied first to any amounts Borrower owes on the secured debt exclusive of interest or principal, second to interest, and then to principal. If partial prepayment of the secured debt occurs for any reason, it will not reduce or excuse any scheduled payment until the secured debt is paid in full.
- 2. Claims Against Title. Borrower will pay all taxes, assessments, and other charges attributable to the property when due and will defend title to the property against any claims which would impair the flen of this Deed of Trust. Lender may require Borrower to assign any rights, claims or defenses which Borrower may have against parties who supply labor or materials to improve or maintain the property.
- 3. Insurance. Borrower will keep the property insured under terms acceptable to Lender at Borrower's expense and for Lender's benefit. All insurance policies 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, Borrower agrees to maintain such insurance for as long as Lender requires.
- 4. Property. Borrower will keep the property in good condition and make all repairs reasonably necessary

- 5. Expenses. Borrower agrees to pay all Lender's expenses, including reasonable attorneys' fees, if Borrower breaks any covenants in this Deed of Trust or in any obligation secured by this Deed of Trust. Borrower will pay these amounts to Lender as provided in Covenant 9 of this Deed of Trust.
- 6. Prior Security Interests. Unless Borrower first obtains Lender's written 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 covenants to make payments when due.
- 7. Assignment of Rents and Profits. Borrower assigns to Lender the rents and profits of the property. Unless Borrower and Lender have agreed otherwise in writing, Borrower may collect and retain the rents as long as Borrower is not in default. If Borrower defaults, Lender, Lender's agent, or a court appointed receiver may take possession and manage 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' fees, 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.
- 8. 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 condominium or a planned unit development, Borrower will perform all of Borrower's duties under the covenants, by-laws, or regulations of the condominium or planned unit development.
- 9. Authority of Lender to Perform for Borrówer: if Borrower falls to perform any of Borrower's duties under mis 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 in a reasonable manner, Lender may do whatever is necessary to protect Lender's security interest in the property. This may include completing the construction.

Lender's failure to perform will not preclude Lender from 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 bear 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 accelerate 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 Sale. 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 at Lender's election to cause the property to be sold and 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 prescribed by applicable law, Trustee shall sell the property (in gross or in parcels) at 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 shall deliver to the purchaser Trustee's deed conveying the property without any covenant or warranty, expressed or implied. Trustee shall apply the proceeds of the sale in the following order: (1) to all reasonable costs and expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' 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 gives Borrower notice beforehand. The notice must state the reasonable cause for Lender's inspection.
- 13. Condemnation. Borrower assigns to Lender 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 agreement.
- 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 waive any right to later consider the event a default if it happens again.
- 15. Joint and Several Liability; Co-aigners; Successors 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 co-sign the underlying debt 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 addition, such a Borrower agrees that the Lender and any other Borrower under this Deed of Trust may extend, modify or make any 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 shall bind 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 Deed of Trust, or to any other address which Lender has designated.

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

- 17. Transfer of the Property or a Beneficial Interest in the Borrower. 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 of Trust.
- 18. 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.
- 19. Substitute Trustee. Trustee shall resign at the request of Lender and may resign at its own election. Upon the resignation, incapacity, disability or death of Trustee, Lender shall appoint a successor trustee by an instrument recorded in the county in which this Deed of Trust is recorded. The successor trustee shall thereupon be vested with all powers of the original Trustee.
- 26. Use of Property. The property subject to this Deed of Trust is not currently used for agricultural, timber or grazing purposes.
- 21. Attornays' Fees. As used in this Deed of Trust and in the Note, 'attorneys' fees' shall include attorneys' fees, if any, which shall be awarded by an appellate court.
- 22. Severability. Any provision or clause of this Deed of Trust or any agreement evidencing the secured debt which conflicts with applicable law will not be effective unless that law expressly or impliedly permits variations by agreement. If any provision or clause in this Deed of Trust or any agreement evidencing the secured debt cannot be enforced according to its terms, 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

Lot 12B, Lot 11B, EXCEPT that portion conveyed by deed recorded November 30, 1955 in Deed Book 279 at page 379, Deed Records of Klamath County, Oregon more particularly described as follows: Beginning at the most Easterly corner of said Lot 11B, thence North 17 degrees 30' West along the Northeasterly boundary of said Lot 11B, a distance of 175.0 feet; thence South 72 degrees 30' West 65.0 feet; thence South 17 degrees 30' East, 179.91 feet, more or less, to the Southeasterly boundary of said Lot 11B; thence North 68 degrees 11' East 65.11 feet more or less to the point of beginning. ALL IN LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATI	OF OREGON	: COUNTY OF	KLAMATH: ss.			
						1st day
Filed	for record at re	equest of A.D., 19	Amerit _96 at3:53	o'clock PN		
	November——	of	Mortgages	on Pag	e_34654	그림 발표를 가는 그림을 그렇게 되었다.
FEE	\$20.00			Bernetha G. By	Letsch County	Kisa
	\$20.00					