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11-03-95P02:53 RCVD

25661

RECORD AND RETURN TO:
 COLORADO FEDERAL SAVINGS BANK
 122 WEST MAIN STREET
 STERLING, COLORADO 80751

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1047759467

MTC 34633MK

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DEED OF TRUST

FSSB 950017160

THIS DEED OF TRUST ("Security Instrument") is made on NOVEMBER 02, 1995. The grantor is LARRY L. THOMPSON AND DANA L. THOMPSON, HUSBAND AND WIFE

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, 222 S. 6TH STREET,
 KLAMATH FALLS, OREGON 97601

("Borrower"). The trustee is

COLORADO FEDERAL SAVINGS BANK

which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is 122 WEST MAIN STREET,

STERLING, COLORADO 80751

("Lender"). Borrower owes Lender the principal sum of

FIFTY ONE THOUSAND TWO HUNDRED FIFTY AND 00/100----- Dollars (U.S. \$ 51,250.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on NOVEMBER 01, 2025. This Security Instrument secures to Lender: (a) the repayment of the debt 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 Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in KLAMATH County, Oregon:

LOT 10 IN BLOCK 4, TRACT NO. 1085, COUNTRY GREEN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

which has the address of 6813 WAGGONER COURT

[Street]

KLAMATH FALLS

, Oregon

97603

("Property Address");

[City]

[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

OREGON - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
 0270 - 05/91 Page 1 of 6

Form 3038 9/90

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Nationsbank Mortgage Corp. the 6th day of August A.D., 19 97 at 11:47 o'clock A. M., and duly recorded in Vol. N97 of MORTGAGES on Page 25660.

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Bethann Row