

This instrument is recorded in the statement of title or
is sent to the following address:

WHEN RECORDED MAIL TO: Klamath Fi.
2323 DABIL
Klamath, OR
ACCOUNT NUMBER: 030-04-004

TALK ACCOUNT NUMBER: 577539

FEDERAL SAVINGS & LOAN ASSOCIATION
SUITE 100
US, OR 97501

ATTY. 17 NO-N3

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on JANUARY 20, 1989, the grantor is SOHN RAMOS ("Borrower"). The trustee is WILLIAM E. SISHEMONE ("Trustee"). The beneficiary is FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, N. THE UNITED STATES OF AMERICA, 311A SW 3RD, Klamath Falls, OR 97601 ("Lender"). Borrower owes Lender the principal sum of FORTY THREE THOUSAND AND NO/100

This debt is evidenced by Borrower's no monthly payments with the full debt, if no payment. This Security Instrument secures to Lender: (1) extensions and modifications of the Note; (2) the security of this Security Instrument; and (3) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to the paragraph below ("Future Advances").

FUTURE ADVANCES. Upon request of Trustee, Borrower may make Future Advances to Lender, as option prior to full reconveyance of the property by Lender to Borrower. Such Future Advances, with interest thereon, shall be secured by promissory notes stating that said notes are secured hereby. For this purpose, Borrower just, with power of sale, in the following described property located in Oregon:

LOT 5 IN BLOCK 6 OF FIRST PLAT THE RECORD ON FILE IN THE STATE OF OREGON.

SECTION IN KELME GARDENS, ACCORDING TO THE OFFICIAL OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,

which has the address of 4837 LORRYN,
Oregon 97603.

ST. KLAUDIO PAPAS
(Zip Code) ("Property Address").

[Street, City].

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 as the "Property."

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

THIS SECURITY INSTRUMENT is given under seal and is a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Payment of Principal and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.
2. Funds for Taxes and Insurance. On the day monthly payments are due, the yearly taxes and assessments which may be paid by Borrower, and the yearly premiums or ground rents on the Property, if any; (c) yearly mortgage insurance premiums, if any; (d) yearly hazard or project insurance premiums; (e) yearly flood insurance premiums, if any; and (f) any other payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of which Lender may, at any time, collect and hold.

CASEY J. SINCLAIR Family

18592000

Page 1 of 5
ELECTRONIC LENDER FORMS, INC. (800) 872-4615

Form 3033-9/90

Initials: R/K

monage, less amounts retained from time to time, 12 U.S.C. Section 2601 et seq.; subject to which amounts due on the basis of its accordance.

The Funds shall be held in an escrow account by Lender if Lender is such an institution or Lender may not charge Borrower for holding Escrow Items unless Lender pays same. However, Lender may require Borrower to hold Escrow Items in connection with this loan and requires interest to be paid. Lender shall Lender may agree in writing, however, the annual accounting of the Funds, showing funds. The Funds are pledged as additional security for all sums secured by Lender.

If the Funds held by Lender exceed the excess Funds in accordance with 12 U.S.C. Section 2601 et seq., and are not sufficient to pay the Escrow Items which Lender the amount necessary to make up payments, at Lender's sole discretion, upon payment in full of all sums secured by Lender. If, under paragraph 21, 1, 1, Proptery, shall apply any Funds held by Lender.

2. Application of Payments. Unless and 2 shall be applied: first, to any prepayment of interest due; fourth, to principal due; and

Charges; Liens. Borrower shall which may attain priority over this Security obligations in the manner provided in paragraph 2, or if not paid in full, Borrower shall promptly furnish Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly discharge and

writing to the payment of the obligation secures against enforcement of the lien of the tenancy or (b) secures from the holder of the tenancy, Lender determines that any instrument, Lender may give Borrower a

actions set forth above within 10 days of the

5. Hazardous Property Insurance. B

insured against loss by fire, hazards include flooding, for which Lender requires insurance coverage to protect Lender's rights in the Property.

All insurance policies and renewals shall have the right to hold the policies and renewals notices. In the event

may make proof of loss if not made promptly. Unless Lender and Borrower otherwise

Property damage, if the restoration or repair is not economically feasible or Lender secured by this Security Instrument, without Property, or does not answer within 30 days, Lender may collect the insurance proceeds by this Security Instrument, whether or not the

Unless Lender and Borrower otherwise

the due date of the monthly payments referred to in paragraph

21 the Property is acquired by Lender, Borrower's right to

Property prior to the acquisition shall pass to

6. Occupancy, Preservation, Maintenance and Protection of the Property. Borrower's Loan Application; Leaseholds. Borrower 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 do so, unless Lender otherwise extenuating circumstances exist which are to allow the Property to deteriorate, or commit proceeding, whether civil or criminal, is begun otherwise materially impair the lien created default and reinstated, as provided in paragraph Lender's good faith determination, precludes the lien created by this Security Instrument or long application process, gave materially false any material information) in connection with concerning Borrower's occupancy of the Property, shall comply with all the provisions of the lease unless Lender agrees to the merger.

7. Protection of Lender's Rights in the Property. If there is a legal proceeding that may affect or interfere with Lender's rights in the Property, and Lender's rights in the Property, including, but not limited to, representations concerning Borrower's occupancy of the Property, to

any extent, by Lender in accordance with applicable law, and Lender may estimate expenditures of future Escrow Items or otherwise.

on whose deposits in any Federal home financing and applying the interest in the Funds and applicable law, permits Lender to make such a charge. Unless an agreement is made or applicable law

Borrower any interest or earnings on the Funds. Borrower and on the Funds, Lender shall give to Borrower, without charge, an

redits and debits to the Funds for the purpose for which each debit to the Funds was

security for all amounts secured by this Security Instrument.

Lender shall account to Borrower for amounts permitted to be held by applicable law, if the amount of the Funds held by Lender at any time is

due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay the deficiency.

Borrower shall make up the deficiency to no more than twelve monthly

instalments. Lender shall promptly refund to Borrower any Funds held by Lender prior to the acquisition or sale of the

acquisition or sale as a credit against the sums secured by this

Instrument. Lender shall otherwise, all payments received by Lender under paragraphs 1

and 2, or if not paid in full under the Note, second, to amounts payable under paragraph 2; third,

to any late charge due under the Note, first, to any late charge due under the Note.

Fourth, to taxes, assessments, charges, fees and impositions attributable to the Property

Instrument, or leasehold payments or ground rents, if any. Borrower shall pay these

payments in a timely manner. Borrower shall pay them on time directly to the

Lender. Lender shall furnish to Borrower all notices of amounts to be paid under this paragraph. If

Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secures against enforcement of the lien of the tenancy or (b) secures from the holder of the tenancy, Lender's opinion operate to prevent the enforcement of the tenancy agreement satisfactory to Lender subordinating the lien to this Security

Instrument. Borrower shall satisfy the lien or take one or more of the

actions set forth above within 10 days of the

posting of notices of non-delivery of the

Property. Borrower shall satisfy the lien or take one or more of the

Settlement Procedures Act of 1974 as amended by any law that applies to the Funds set a lesser amount than the lesser amount. Lender may estimate expenditures of future Escrow Items or otherwise.

insured by a federal agency, instrumentality, or entity (including

any Bank), Lender shall apply the Funds to pay the Escrow Items.

Funds annually, including the escrow account or verifying the

amount and applicable law, permits Lender to make such a charge.

Unless an agreement is made or applicable law

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any amounts disbursed by Lender in connection with Borrower's and Lender's disbursement at the note rate and shall be covered by insurance. Insurance coverage as required by one contract or Lender's intent. This insurance may, but coverage the Lender purchased may not prevent Lender from canceling this coverage by providing evidence.

The Borrower is responsible for cost of contract or loan balance. If the cost is added to this stated amount. Effective date Borrower failed to provide proof of coverage.

The coverage Lender purchases may own and may not satisfy the need for applicable law.

8. Mortgage Insurance. If Lender is instrument, Borrower shall pay the premium mortgage insurance coverage required by to Borrower of the mortgage insurance premium equivalent mortgage insurance coverage is the yearly mortgage insurance premium Lender will accept, the and retain these payments no longer be required, at the option of Lender (provided by an insurer approved required to maintain mortgage insurance in accordance with any written agreement between Lender and Borrower).

9. Inspection. Lender or its agent Borrower notice at the time of or prior to any award, or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part

In the event of a total taking of the whether or not then due, with any excess value of the Property immediately before Security Instrument immediately before the taking Security Instrument shall be reduced by the sums secured immediately before the taking. Any balance shall be paid to Borrower Property immediately before the taking is and Lender otherwise agrees in writing or secured by this Security Instrument which.

If the Property is abandoned by Borrower or settle a claim for damages, Borrower is authorized to collect and apply the proceeds of this Security Instrument, whether or not the same are 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 payment.

11. Borrower Not Released; Forbearance. Forbearance by Lender Not a Waiver; Extension of time for payment or modification of Security Instrument granted by Lender to any successor in interest of Borrower shall not release the liability of the original Borrower or Borrower'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. Borrower, joint and several Liability; Co-signers. 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's covenants or instrument but does not execute the Note, Borrower's interest in the Property under secured by this Security Instrument; and make any accommodations with regard to the Note.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and interest or other legal charges collected or to be collected in connection with the loan such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. provided for in this Security Instrument shall be given by delivering it or by mailing it to Lender.

14. Notices. Any notice to Borrower by first class mail unless applicable law or other address Borrower designates by no later than the date set forth herein or any other address Lender shall be deemed to have been given to Borrower.

15. Governing Law; Severability. Jurisdiction in which the Property is located conflicts with applicable law, such conflict given effect without the conflicting provision being rendered unenforceable.

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

17. Transfer of the Property. If a

or the par or all becomes a ards to other terms, in rest upon notice from Lender to Borrower requesting payment. Borrower shall provide Lender with evidence of insurance protection the Borrower makes or may have obtained prior to the date the Borrower makes or may have obtained proof of coverage to the extent of coverage.

The cost of this insurance may be added to your

interest rate in the underlying contract or loan will

may be the date the Borrower's prior coverage lapses, or the date the

more expensive than insurance the Borrower can obtain on Borrower's coverage or other mandatory liability insurance requirements imposed by

injury damage caused by the insurance as a condition of making the loan secured by this Security instrument required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the cost from an alternate mortgage insurer approved by Lender. If substantially not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium paid by Borrower when the insurance coverage lapsed or ceased to be in effect, or to reserve in lieu of mortgage insurance. Loss reserve payments may be made by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

9. Inspection. Lender or its agent Borrower notice at the time of or prior to any award, or claim for damages, direct or consequential, in connection with any

condemnation or other taking of any part

In the event of a partial taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, id to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property is equal to or greater than the amount of the sums secured by this Security Instrument unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument multiplied by the following fraction: (a) the total amount of the property, divided by (b) the fair market value of the Property immediately before the taking. In the event of a partial taking of the Property in which the fair market value of the property is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument, unless Borrower and Lender otherwise agree in writing, or not the same are then due.

If the Property is abandoned by Borrower, or if a notice by Lender to Borrower that the condemner offers to make an award 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 the same are 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 payment.

11. Borrower Not Released; Forbearance. By Lender Not a Waiver; Extension of time for payment or modification of Security Instrument granted by Lender to any successor in interest of Borrower shall not release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to refuse to extend time for payment or otherwise modify amortization of the Note 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 of or preclude the exercise of any right or remedy.

12. Successors and Assigns. Borrower, joint and several Liability; Co-signers. 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's covenants or instrument but does not execute the Note, Borrower's interest in the Property under secured by this Security Instrument; and make any accommodations with regard to the Note.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and interest or other legal charges collected or to be collected in connection with the loan such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. provided for in this Security Instrument shall be given by delivering it or by mailing it to Lender.

14. Notices. Any notice to Borrower by first class mail to Lender's address or any other address Borrower designates by no later than the date set forth herein or any other address Lender shall be deemed to have been given to Borrower.

15. Governing Law; Severability. In this Security Instrument shall be governed by federal law and the law of the state in which the Property is located. Any provision or clause of this Security Instrument or the Note which conflicts with any other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision being rendered unenforceable.

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

17. Transfer of the Property. If a

If Lender exercises this option at any time within 30 days from the date he sends this notice. If Borrower fails to pay off this Security Instrument without further notice or demand.

18. Borrower's Right to Restate of this Security instrument discontinuing specified for reinstatement) before sale copy of a judgment enforcing this Security Instrument will be under this Security instrument and the covenants in agreements; (c) pays all reasonable attorneys' fees; and (d) takes such action as Lender's rights in the Property and Borrower's obligations by Borrower fully effective as if no acceleration had occurred. However,

19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security instrument) may be sold or retransferred ("Loan Servicer") that collects monthly payments under the Note and this Security instrument. There also may be one or more changes of the Loan Servicer in accordance with paragraph 14. The Note is to which payment is 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 on or in the Property that is in violation of any Environmental Law or regulations of any governmental agency or which Borrower has actual knowledge of removal or other remediation of any necessary remedial actions in accordance with Environmental Law.

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. If Borrower learns, or is notified by any governmental or regulatory authority, that 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, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS

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 (not prior to acceleration under paragraph 17 unless applicable law provides otherwise). 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 failure to cure the default 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 further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default require immediate payment in full of the power of sale and any other remedies incurred in pursuing the remedies provided in this paragraph 21, including but not limited to, 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 recorded in each county in which an manner prescribed by applicable law required by applicable law, Trustee, bidder at the time and place and under Trustee determines. Trustee may postpone the sale of any previously scheduled sale.

Trustee shall deliver to the person expressed or implied. The recitals in the record, Trustee shall apply the price limited to, reasonable Trustee's and all to the person or persons legally entitled.

22. Reconveyance. Upon payment of the Property and shall surrender this Security instrument to the Trustee. Trustee shall reconvey the Property to the person or persons entitled to it. Such person or persons shall

23. Substitute Trustee. Lender appointed by Lender. Without contrary conferred upon Trustee heretofore by ap-

24. Attorneys' Fees. As used in this Security instrument, the covenants and agreements of this Security instrument and in the Note, "attorneys' fees" shall include any attorneys' fees awarded by an appellate court.

25. Riders to this Security instrument, the covenants and agreements of this Security instrument and in the Note, "rider(s)" shall be incorporated into and shall amend and supplement this Security instrument as if the rider(s) were a part of this Security instrument.

- Adjustable Rate Rider
- Graduated Payment Rider
- Balloon Rider
- VA Rider

"UNDER OREGON LAW, NOT ALL COVENANTS AND AGREEMENTS MADE BY US AFTER THE EFFECTIVE DATE OF THIS SECURITY INSTRUMENT ARE NOT FOR PERSONAL, FAMILY OR BUSINESS PURPOSES OR SECURED SOLELY BY THIS SECURITY INSTRUMENT, UNLESS EXPRESS CONSIDERATION AND BE SIGNED."

(P-121500163C)

shall give notice of a repossession. The notice shall provide a period of not less than 15 days within which Borrower must pay all sums secured by this Security instrument and on the date of the notice of repossession.

19. Borrower's Right to Restate of this Security instrument discontinuing specified for reinstatement) before sale copy of a judgment enforcing this Security instrument will be under this Security instrument and the covenants in agreements; (a) pays all expenses incurred in enforcing this Security instrument, including but not limited to, as Lender may reasonably require to restore the condition of this Security instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to restate shall not apply in the case of acceleration under paragraph 17.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property that is in violation of any Environmental Law or regulations of any governmental agency or which Borrower has actual knowledge of removal or other remediation of any necessary remedial actions in accordance with Environmental Law.

Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is generally recognized to be appropriate to normal residential uses and

or permit the presence, use, disposal, storage, or release of any Hazardous Substance or Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances 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" are those substances defined as toxic or hazardous substances by federal, state, or local law, including asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS

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 (not prior to acceleration under paragraph 17 unless applicable law provides otherwise). 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 failure to cure the default 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 further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default require immediate payment in full of the power of sale and any other remedies incurred in pursuing the remedies provided in this paragraph 21, including but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall cause the Property to be sold and shall cause such notice to be part of the Property is located. Lender or Trustee shall give notice of sale in the Borrower and to other persons described by applicable law. After the time 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 one sale of all or any parcel of the Property by public announcement at the time and Lender or its designee may purchase the Property at any sale.

After Trustee's deed conveying the Property without any covenant or warranty, the Trustee's deed shall be prima facie evidence of the truth of the statements made at the time of the sale in the following order: (a) to all expenses of the sale, including, but not attorneys' fees; (b) to all sums secured by this Security instrument; and (c) any excess to it.

22. Reconveyance. Upon payment of all sums secured by this Security instrument, Lender shall request Trustee to reconvey the Property and all notes evidencing debt secured by this Security instrument to the person or persons legally entitled to the Property for a fee of not less than \$5.00 to the person or persons legally entitled to the Property.

23. Substitute Trustee. Lender shall from time to time, remove Trustee and appoint a successor trustee to any Trustee of the Property, the successor trustee shall succeed to all the title, power and duties

Security instrument and in the Note, "attorneys' fees" shall include any attorneys' fees and costs of title evidence.

24. Attorneys' Fees. As used in this Security instrument, the covenants and agreements of this Security instrument and in the Note, "rider(s)" shall be incorporated into and shall amend and supplement this Security instrument as if the rider(s) were a part of this Security instrument.

- Condominium Rider
- Planned Unit Development Rider
- Residential Improvement Rider
- Other (specify)

- 1-4 Family Rider
- Bi-weekly Payment Rider
- Second Family Rider

"UNDER OREGON LAW, NOT ALL COVENANTS AND AGREEMENTS MADE BY US AFTER THE EFFECTIVE DATE OF THIS SECURITY INSTRUMENT ARE NOT FOR PERSONAL, FAMILY OR BUSINESS PURPOSES OR SECURED SOLELY BY THIS SECURITY INSTRUMENT, UNLESS EXPRESS CONSIDERATION AND BE SIGNED."

(P-121500163C)

Form 3038 9/90
Initials: *RR*

21. SIGNING SEE CIV. Borrower and
any witness executed on Sumner and certified
Witness

is bound in this Security Instrument and in
any instrument or paper relating thereto.

SA PSH 93

Ramirez

(Seal)
borrower

(Seal)
Borrower

(Seal)
Borrower

STATE OF OREGON, Klamath
On this 20th day of January
Ruth Ramos

the foregoing instrument to be her

My Commission Expires: 12-20-99
(Official Seal)

(Seal)
Borrower

County is:
personally appeared the above named
and acknowledged

1999

voluntarily and freely

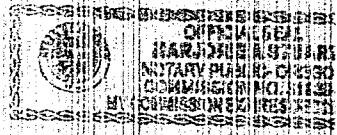
before me:

Carry Public or C

on

12/10/99

12/10/99



1-4 FAMILY RIDER

Attachment of Rider

TEAS 1-4 FAMILY RIDER
incorporated into 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

REDFIELD FEDERAL SAVINGS AND LOAN ASSOCIATION

(the "Lender")

of the same date and covering the property described in the Security Instrument and located at:

4837 LOSTIME PL.
KLAMATH FALLS, OREGON 97631

[Property Address]

1-4 FAMILY COVENANT

Borrower and Lender further covenant:

A. ADDITIONAL PROPERTY. Property described in the Security Instrument also constitutes the Property covered by the Security Instrument, whatsoever now or hereafter attached thereto, including, but not limited to, all equipment for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention, bath tubs, water heaters, water closets, sinks, ranges, ovens, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, screen doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floors, replacements and additions thereto, if the Security Instrument covers such items.

B. USE OF PROPERTY. 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 LIEN. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be recorded against the Property without Lender's prior written permission.

D. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 5.

E. BORROWER'S OCCUPANCY. Unless Lender and Borrower otherwise agree in writing, the first sentence in Uniform Covenant 6 concerning Borrower's occupancy of the Property is deleted. All remaining covenants and agreements set forth in Uniform Covenant 6 shall remain in effect.

OREGON 1-4 FAMILY RIDER -

OCL 57(OR) (sec 1)

Initials: [Signature] Date: [Signature] Uniform Instrument

Page 1 of 2
Version 10/12 Form 1-4-12-7221

Initials: [Signature]

Date: 11/03/90
Handed 3/93

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1900

F. ASSIGNMENT OF PROPERTY

Property and all security deposits shall have the right to re-enter and distrain. As used in this paragraph "hold"

G. ASSIGNMENT OF RENTS Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom agents to collect the Rents, and agents. However, Borrower shall pay to Lender or Lender's agent, if any, the amount of the Rents paid to Lender or Lender's assignment for additional security.

If Lender gives notice of trustee for the benefit of Lender to collect and receive the Rents of the Property, Borrower shall pay all Rents due to Lender or Lender's agent, if any, unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorneys' fees, receiver's premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agent or a judicially appointed receiver shall be liable to account for only those Rents which actually received; and (vi) manage the Property and collect the Rents in the event of the insolvency of the Property as set forth below.

If the Rents of the Property and of collecting the Rents due to Lender required by Borrower to Lender required by

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not and will not perform any act

Lender, or Lender's agents or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agent, 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 terminate when the terms secured by the Security Instrument are paid in full.

H. CROSS-DEFAULT If Lender has an interest in the Property permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 14 Family Rider.

ROSS PARKS

(Seal)

(Seal)

Borrower

ROSS PARKS

(Seal)

(Seal)

Borrower

STATE OF OREGON, COUNTY OF KLAMATH

Filed for record before the 20th day of January A.D. 1991

FEE: \$40.00

AS-TH: Upon Lender's request, Borrower shall assign to Lender all leases of the Property and make a conveyance with lease of the Property. Upon the assignment, Lender shall have the right to re-enter and distrain. As used in this paragraph "hold"

KENTS, APPOINTMENT OF RECEIVER, LENDER IN POSSESSION. Lender shall assign and transfer to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom agents to collect the Rents, and agents. However, Borrower shall pay to Lender or Lender's agent, if any, the amount of the Rents paid to Lender or Lender's assignment for additional security.

If Lender gives notice of trustee for the benefit of Lender to collect and receive the Rents of the Property, Borrower shall pay all Rents due to Lender or Lender's agent, if any, unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorneys' fees, receiver's premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agent or a judicially appointed receiver shall be liable to account for only those Rents which actually received; and (vi) manage the Property and collect the Rents in the event of the insolvency of the Property as set forth below.

If the Rents of the Property and of collecting the Rents due to Lender required by

Borrower to Lender required by

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not and will not perform any act

Lender, or Lender's agents or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agent, 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 terminate when the terms secured by the Security Instrument are paid in full.

I. SHOW. Borrower's default or breach under any note or agreement in the Security Instrument, and Lender may invoke any of the remedies

Borrower accepts and agrees to the terms and provisions contained in this 14 Family Rider.

Form 14-70-38-2-SP

Amherst	10:51	o'clock	Ms. and duly recorded in Vol.	20th	day
of		in Reg.	1714		
Fees	\$40.00			Linda Smith, County Clerk	

Robert Ross Parks