

73-688
Until a change is received, all tax statements shall be
in the following address.

1992 Page

27 3:10

WHEN RECORDED MAIL TO:

LONG BEACH MORTGAGE COMPANY
P.O. BOX 11460
SANTA ANA, CA 92711

ACCOUNT NUMBER 8017485-30303

TAX ACCOUNT NUMBER

AINT 16751

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on January 14, 1999, by RONALD K RAUCHENSTADT and VERA C COLLINS, WITH THE RIGHTS OF SURVIVORSHIP ("Borrower"). The trustee is COLLEEN C. BRITTON, AS TRUSTEE ("Trustee"). The beneficiary is LONG BEACH MORTGAGE COMPANY

"Trustee"). The beneficiary is which is organized and existing trade name, NTRY FUNDING, INC., located at 1100 TOWN & CO

One Hundred Thirty Five Thousand and no/100

This debt is evidenced by Borrower's monthly payments, with the full debt secured by this Security Instrument, which provides for extensions and modifications of the security of this Security Instrument and the Note, and the following described property located in LAMAR, OREGON.

LEGAL DESCRIPTION AT

which has the address of 4121
Oregon 97624
OREGON Single Family Farm & Fix
INSTRUMENT
CHILOQUIN (Property Address)
VMP MORTGAGE FORMS - 1
Page 1 of 8

RC UNIFORM
Form 303
Arranged by 50
0531-7291
Int'l. 11

The grantor is

, and whose

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

Dollars (U.S. \$ 135,000.00).
er's note dated the same date as this Security Instrument ("Note"), which provides for
t, if not paid earlier, due and payable on February 1, 2029
Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals,
the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to
Instrument; and (c) the performance of Borrower's covenants and agreements under this
for this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of
erty located in LAMAR, OREGON.

County, Oregon:

[Street, City]

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

BORROWER COVENANTS conveys the Property and that the defendant personally the title to the Property is unnumbered, except for encumbrances of record. Borrower warrants and will defend personally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants of national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. B.

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of 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. Lender on the day monthly payments and assessments which may attain priority over this Security instrument as a lien on the Property; (b) yearly leasehold payments if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; and (e) any sum payable by Borrower to Lender, in accordance with the provisions of paragraph 3, in lieu of the payment of mortgage insurance premium. These items are called "Escrow Items." Lender may, at any time, collect any related mortgage loan may require to 1974 as amended from time to time, sets a lesser amount. If so, Lender may estimate the amount of Escrow Items in 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 Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require used by Lender in connection with his 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 Funds. Borrower to pay a one-time charge for an independent real estate tax reporting service without charge, in annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower the requirements 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 Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

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 paragraph 2, 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 sums 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 principal payment due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines 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 makes these payments directly to Lender, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which attains 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 lien by, or defends against enforcement of the lien in legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender shortening the lien to this Security instrument. If 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 or more of the actions set forth above within 30 days of the giving of notice.

S. History of Property. Insurance is maintained against loss by fire, floods or lightning, for which Lender requires. The insurance can which shall not be unreasonably withheld, obtain coverage to protect Lender's interest. Borrower shall keep the improvements now existing or hereafter erected on the property in full accordance with the terms of the extended coverage and any other hazards, including liability insurance. This insurance shall be maintained in the amounts and for the periods herein provided. The insurance shall be chosen by Borrower subject to Lender's approval. If Borrower fails to maintain coverage as desired above, Lender may, at Lender's option, obtain coverage to protect Lender's interest.

All insurance policies and renewals shall have the right to hold the policies paid premiums and renewal notices. In Lender may make proof of loss if not made. Unless Lender and Borrower otherwise agree, all insurance premiums and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender requires, Borrower shall promptly give to Lender all receipts of event of loss. Borrower shall give prompt notice to the insurance carrier and Lender, e promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds 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 postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sum secured by this Security Instrument immediately prior to the acquisition.

6. Occupancy, Preservation, Maintenance and Repair. The Premises shall be maintained and kept in good condition and repair by the Tenant, at his sole cost and expense, and shall be kept clean and sanitary, and shall be used only for the purpose intended.

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 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 impair the Property, allow the Property to deteriorate or commit waste on the Property. Borrower shall be in default if any forfeiture action 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. Borrower 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 interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false 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 Borrower's capacity of the leasehold, Borrower shall comply with all the provisions of the leasehold and the fee title shall 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 bankruptcy, probate, or 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 may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this provision, Lender agrees to the merger in writing.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree 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 Lender requires mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premium required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the coverage previously in effect, at a cost substantially equivalent to the previously in effect, from an alternate mortgage insurer approved by Lender. If 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 while the insurance coverage required or ceased to be in effect. Lender will accept, use and retain

payments may no longer be required, at the Lender's option) provided by an insurance company required to maintain mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

9. Inspection. Lender or its agent shall have the right to inspect the Property at the time of or prior to:

10. Condemnation. The proceeds of condemnation or other taking of any part of the Property shall be paid to Lender.

In the event of a total taking of the Property, whether or not then due, with any excess market value of the Property immediately before the Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

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

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

11. Borrower Not Released; Forbearance. Forbearance of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to do anything to extend time for payment or otherwise modify amortization 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

12. Successors and Assigns Bound; Security Interest. This Security Instrument shall bind and benefit all successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and obligations under this Security Instrument but does not execute the Note: (a) is co-signer of this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under this Security Instrument; and (c) 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, interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) as to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make the payment to Borrower. If a refund reduces the principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable 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 other address Lender designates by notice to Borrower. Any notice provided for in this paragraph given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. The jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall be deemed to have been given effect without the conflicting provision being 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 Beneficial Interest. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Property is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall 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, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay all sums secured by this Security Instrument without notice of acceleration, Lender may invoke any remedies available to it against Borrower.

18. Borrower's Right to Re-enforcement of this Security Instrument. Lender may specify or reinstatment before time prior to the earlier of: (a) 5 days (or such other period as applicable law may require) after the date contained in this Security Instrument; or (b) entry of a judgment enforcement of this Security Instrument; or (c) payment of all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; or (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, and the obligations secured hereby shall remain unchanged. If Borrower meets certain conditions, Borrower shall have the right to have the Property pursuant to any power of sale contained in this Security Instrument. Those conditions are that Borrower: (a) pays the Note as if no acceleration had occurred; (b) and (c) pays all expenses incurred in enforcing this Security Instrument, and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, and the obligations secured hereby shall remain unchanged. Upon reinstatement by Borrower, this Security Instrument and the acceleration had occurred. However, this right to reinstate shall apply in the case of acceleration under paragraph 17.

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 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 monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer until a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and no maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. 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 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 Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing 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. Borrower and Lender further covenant and agree as follows:

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior 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; and (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 is not cured on or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender revokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold and shall cause such notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall give notice of sale in the manner prescribed by applicable law to Borrower and to other persons prescribed by applicable law. After the time required by applicable law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale.

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

22. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs. Lender may charge such person or persons a fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under applicable law.

23. Substitute Trustee. Lender may, from time to time, remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by applicable law.

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

3034

25. Riders to this Security Instrument, the covenants and agreements of the covenants and agreements of this Security Instrument [Check applicable box(es)].

- Adjustable Rate Rider
- Graduated Payment Rider
- Balloon Rider
- V.A. Rider

- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- Other(s) [Specify]

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

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

RONALD K COLLINS

(Seal)

-Borrower

NEZIAH C COLLINS

(Seal)

-Borrower

(Seal)

-Borrower

STATE OF OREGON

On this 19th day of January 1999,

Ronald K. Collins
the foregoing instrument to be

My Commission Expires: 11/20/99
(Official Seal)



NOTARY PUBLIC
STATE OF OREGON
REGISTRATION NO. 9121
MY COMMISSION EXPIRES NOV
1999
RECEIVED

Page 6 of 6

Neziah C. Collins
County: Multnomah
Personally appeared the above named
and acknowledged
voluntary act and deed.

Before me:

Notary Public for Oregon

Form 3038 9/90

FIXED/ADJUSTABLE RATE RIDER

(LIBOR Index - Rate Caps)

THIS FIXED/ADJUSTABLE RATE RIDER is made on this 14th day of January 1999, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Device (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to : LONG BEACH MORTGAGE COMPANY (the "Lender") of the same date, and covering the property described in the Security Instrument and located at:

41746 GREEN FOREST DRIVE
CETEQUIN, OR 97623

[Property Address]

THE NOTE PROVIDES FOR A CHANGE IN THE BORROWER'S FIXED INTEREST RATE AND TO AN ADJUSTABLE INTEREST RATE. THE NOTE LIMITS THE AMOUNT THE BORROWER'S ADJUSTABLE RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. ADJUSTABLE RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial fixed interest rate of 9.250% and an adjustable interest rate, as follows:

I. ADJUSTABLE INTEREST RATE AND MONTHLY PAYMENT CHANGES

(a) Change Dates

The initial fixed interest rate will change to an adjustable interest rate on the first day of February 2001, and on the first day of the month every 6th month thereafter. Each date on which the adjustable interest rate could change is called a "Change Date."

(b) The Index

Beginning with the first Change Date, the interest rate will be based on an Index. The "Index" is the average of six month dollar deposits in the London market based on quotations at five major banks ("LIBOR"), as published or becomes unavailable for any reason, then as set forth in a comparable publication selected by the Lender. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

(c) Calculation of Changes

Before each Change Date, the Lender will calculate the new interest rate by adding Six and One Fourth (6 1/4%) to the Current Index. The Lender will then add 6.250% to the result of its addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limit stated in Section II(d), the new interest rate until the next Change Date.

Fixed/Adjustable Rate Rider - Libor

19980116 (5310)

Page: 3
ELECTRONIC CLASS FORMS INC. - 800-327-0343

Loan No. 8017485-30303

The Lender will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal balance as of the Change Date in full on the Maturity Date at the new interest rate in full of this calculation will be the new monthly payment.

(d) Limits on Interest Rate Changes

The interest rate at the first Change Date will not be greater than 10.250 % or less than 9.250 %. There will be a single Change Date by more than percentage points (1.000). The adjustable interest rate will never be or less than 9.250 %.

(e) Effective Date of Changes

Each new adjustable interest monthly payment will be due and payable on the first monthly payment date after the Change Date until the changes again.

(f) Notice of Changes

The Lender will deliver or mail new monthly payment to the Borrower before the effective date of any change. The notice will include information required by law to be given to the Borrower and also the title and telephone number of a person who will answer any questions regarding the notice.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

1. Until Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section A above, Uniform Covenant 17 of the Security Instrument provides as follows:

Transfer of the Property or interest in it is sold or transferred (a natural person) without Lender's full or all sums secured by this instrument is prohibited by federal law.

If Lender exercises this option period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

2. When Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section A above, Uniform Covenant 17 of the Security Instrument contained in Section B(1) above shall then cease to be in effect, and Uniform

Transfer of the Property or interest in it is sold or transferred (a natural person) without Lender's full or all sums secured by this instrument is prohibited by federal law.

Fixed/Adjustable Rate Rider - Lender

55501S (951c)

exercise is prohibited by federal law as option if: (a) Borrower cause, to be substituted for as if a new loan were being security will not be impaired by the loss of this Security Instrument is acceptable to

To the extent permitted by applicable law, consent to the loan assumption, Lender acceptable to Lender and that obligates and in this Security Instrument. Borrower unless Lender releases Borrower in writing.

If Lender exercises the option to acceleration, The notice shall provide the time within which Borrower must pay these sums prior to the expiration of the instrument without further notice or demand.

BY SIGNING BELOW, Borrower
Fixed/Adjustable Rate Rider

RONALD K. COLLINS

10. The following table shows the number of hours worked by each employee in a company. Calculate the mean, median, mode, and range.

of the date of this Security Instrument, Lender also shall not exercise this right to Lender information required by Lender to evaluate the intended use to the transferee; and (b) Lender reasonably determines that Lender's assumption would not increase the risk of a breach of any covenant or agreement in Lender.

le law, Lender may charge a reasonable fee as a condition to Lender's also may require the transferee to sign an assumption agreement that is the transferee to keep all the promises and agreements made in the Note or will continue to be obligated under the Note and Security Instrument ing.

quite immediate payment in full. Lender shall give Borrower notice of period of no less than 10 days from the date the notice is delivered or by all sums secured by this Security Instrument. If Borrower fails to pay within such period, Lender may invoke any remedies permitted by this Security Instrument.

accepts or agrees to the terms and covenants contained in this

Bellinc

(Seal)

-Ronower

(Seal)

-jicrower

[Sign Original Only]

Land/Air, steady-state Region 1: 5.35°C

1966-00000000

2-HDS/196601(3) 12/19/15

P&G

oai:do.8017485-31603

EXHIBIT A
LEGAL NOTICE

PARCEI. 1

A tract of land situated in the NE 1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Southwesterly right of way line of the Williamson River Road, from which the Northeast corner of said Section 21 bears North 55 degrees 42' 25" East 735.41 feet; thence Southerly along the Westerly right of way line of Green Forest Drive as follows:

South 32 degrees 07' 55" East 840 feet to a 5/8 inch iron pin, Southerly on the arc of a curve to the right (central angle 32 degrees 07' 55", radius = 170.00 feet) 95.34 feet to a 5/8 inch iron pin, Southerly on the arc of a curve to the left (central angle - 17 degrees 28' 24" radius = 210.00 feet) 30.00 feet to a 1/2 inch iron pin; thence leaving said right hand way line South 49 degrees 42' 03" West 467.84 feet to a 1/2 inch iron pin, thence continuing South 49 degrees 42' 03" West 30 feet, more or less to the low water line Sprague River; thence Northwesterly along said line of Sprague River; thence Northwesterly along said water line 200 feet, more or less to the South east corner of that tract of land described in Deed Volume M69, page 204 Microfilm Records of Klamath County, Oregon; thence North 01 degree 17' 08" West (North by record) along the West line of said tract 30 feet, more or less, to a 4 inch iron pipe; thence continuing 1158.49 feet to said Williamson River Road; thence North 57 degrees 52' 05" East 483.47 feet to the point of beginning, with bearings based on Tract 1029 - Sprague River Pines, a duly recorded subdivision.

PARCELLA

The East 65 feet of the following described property:

A piece of land situate in the E1/4 of the NE1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

That portion of the E1/2 of the E1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying South of the County Road known as Williamson Road, North of the Sprague River, and West of the following described line:

Beginning at an iron pipe in the Road from which the Section corner common to Sections 15, 16, 21 and 22, Township 34 South, Range 8 East of the Willamette 1/2° East 116.0 feet distance; pipe reference monument; then Northerly along the existing Southerly right of way fence of the Williamson River, common to Sections 15, 16, 21 and 22, Township 34 South, Range 8 East of the Willamette 1/2° East 1174.9 feet to an iron fence South 00 degrees 01' East 1174.9 feet to an iron fence South 00 degrees 01' East 1174.9 feet, more or less to the Blue River.

STATE OF OREGON COUNTY OF CLACKAMAS		RECEIVED	
Filed for record at the Court of Appeals of the State of Oregon January 10, A.D. 1899.		Amendment	27th day of January, 1899.
		of book No. 3029	and duly recorded in Vol. M-99
		in Plat No. 3029	Land Stain, County Clerk
		by J. C. Allen, 1902.	
\$50.00			