Casts a Change is requested all tax statements shall be sent - Oct to the following address.

SOUTH IVALUEY BANKUS TRUSTINGUED TO TO BE STATES OF DELICATION

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THIS DEED OF TRUST ("Security Instrument") is made on MARCH 12 , 1999 KENNETH: RoPAUL and CAROLYN DAY IES PAUL acquired to a mine

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without charge are measul accomming of the binas, showever credit goes ("Borrower"). The trustee is ASPEN THILE & ESCROW INC.

applicable law a courte energy to be paid, Lender shall not be required. 525 MAINGSTREET SEKLAMATHUFALLS SEORG 97601 burners of the ("Trustee"). The beneficiary is SOUTH: VALLEY, BANK & TRUST

venty age the reserved to the ardess Londer pays Bostower backed, or the which is organized and existing under the laws of AN OREGON BANKING CORPORATION address is PO 30x; 5210; KLAMATH FALLS, OR 97601

, and whose

the time of sufficiently and the therm there were the second of the "Lender"). Borrower owes Lender the principal sum of Eighty Five Thousand and no/100 transfer from the second seasons of the property process.

Dollars (U.S. \$ 85,000.00

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 April 1, 2029 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 Notes (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 house the strength spenKlamath County, Oregon:

hot=13; Block:2, LA:WANDA HILLS; TRACT: 1002; in the County of Klamath. State of Oregony the grid winners becausing and another the more and he was as here to be

2. Funds for Taxes and Insurance. Bublicer to applicable law or to a lettern and principal of and indices, on the debt evidenced by the Note and including propagation in the least of

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defend generally in title to the Property against all chains and demails; so part is which has the address of 15012; BLUE, MOUNTAIN, DRIVE, KLAMATH, FALLS

Oregon NEO ANE \$7.601 AND THE PROPERTY OF THE PROPERTY Address?);

OREGON Single, Family FINMAFHEMC UNIFORM THE DIS SCIENTED BEAUTIFIED BY THE PROPERTY ADDRESS OF THE PROPERTY ADDRESS OF THE PROPERTY OF THE



TOGETHER WITH all the amprovements now or bereafter erected on the property, and all easements fixibles inow of thereafter 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."

Out BORROWER COVENANTS that Borrower is lawfully seised 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.

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

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

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. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with 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 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by

3303. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

4: Charges; Liens. Borrower shall pay all taxes, 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, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the 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 subordinating 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 10 days of the giving of notice.

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(E.) 5: Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that/Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

230,1112 Insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender

shall have me right to hold the policies and renewals. If Lender requires. Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender.

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. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or 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 sums secured by this Security Instrument

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 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 occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold. Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title 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 proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions 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 paragraph

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

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect. Borrower shall pay the premiums required to obtain coverage substantially equivalent to the morigage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available. Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve that Lander requires open olded by an insurer approved by Lender again becomes available on

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payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the anount and for the period payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the anount and for the period payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the anount and for the period payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the anount and for the period payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the anount and for the period payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the anount and for the period payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the anount and for the period payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the anount and for the period payments). payments may no longer be required, at the option of Lender, it mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect on to provide a loss receive smith the requirement for mortgage. tout Lenger requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower snail 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 annitoable law.

the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for 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. Lender shall give insurance, ends in accordance with any written agreement between Borrower and Lender, or applicable law inspections of the Property. Lender shall give insurance ends in accordance with any written agreement between Borrower and Lender, or the property in a constant of the inspection. Lender or its agent may make reasonable cause for the inspection. Lender or its agent may make reasonable cause for the inspection. Lender or its agent may make reasonable cause for the inspection. It connection with any inspection of the inspection of the inspection. It connection with any inspection of the inspection of the inspection of the inspection. It connection with any inspection of the inspection of the inspection of the inspection. It connection with any inspection of the condemnation: The proceeds or any award or claim for damages; direct or consequential, in connection with any condemnation or other taking of any part of the Property; or for conveyance in lieu of condemnation, are hereby assigned and the land to be need to be needed to be needed.

condemnation or other taking of any part of the Property; or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender taking of the Property in which the fair that event of a total taking of the Property in which the fair whether of not then due, with any excess paid to Borrower In the event of a partial taking of the sums secured by this whether of not then due, with any excess paid to Borrower In the event of a partial taking of the sums secured by this whether of not then due, with any excess paid to Borrower and Lender otherwise agree in writing, the sums secured by market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by market value of the Property immediately before the taking, unless Borrower and Lender otherwise agree in writing. market value of the Property immediately before the taking is equal to or greater man the amount of the sums secured by Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by the Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by the Security Instrument shall be reliabled by the smalling of the innecessity multiplied by the smalling of the innecessity in the secured by the smalling of the innecessity in the secured by the smalling of the innecessity in the secured by the smalling of the innecessity in the secured by the smalling of the innecessity in the secured by the smalling of the innecessity in the secured by the smalling of the innecessity in the secured by the smalling of the innecessity in the secured by the smalling of the innecessity in the secured by the smalling of the innecessity in the secured by the smalling of the innecessity in the secured by the secured by the secured by the smalling of the innecessity in the secured by the smalling of the innecessity in the secured by the smalling of the innecessity in the secured by the smalling of the innecessity in the secured by the smalling of the innecessity in the secured by the smalling of the innecessity in the secured by the smalling of the innecessity in the secured by the smalling of the smal Security instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by the following traction: (a) the total this Security Instrument shall be reduced by the amount of the property immediately before the taking divided by (b) the fair market value of the Property immediately before the taking. this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total minimum of the sums secured immediately before the taking, divided by (b) the fair market value of the Property in which the fair minimum of the sums secured immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair before the taking. Any balance shall be paid to Borrower. In the amount of the sums secured immediately before the taking is less than the amount of the sums secured immediately before the taking is less than the amount of the sums secured immediately before the taking is less than the amount of the sums secured immediately before the taking is less than the amount of the sums secured immediately before the taking is less than the amount of the sums secured immediately before the taking is less than the amount of the sums secured immediately before the taking is less than the amount of the sums secured immediately before the taking is less than the amount of the sums secured immediately before the taking is less than the amount of the sums secured immediately before the taking is less than the amount of the sums secured immediately before the taking is less than the amount of the sums secured immediately before the taking is less than the amount of the sum of the before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured 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 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 it, after notice by Lender to Borrower that the condemnor offers to make an award of settle a claim for damages, Borrower fails to respond to Lender within 30 days after the Bronetty or to the sums Lender is authorized to collect and apply the proceeds at irrontion either to restoration or repair of the Property or to the sums Lender is authorized to collect and apply the proceeds.

award or setue a claim for damages, Borrower rails 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

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 bottome the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments interest of Borrower shall not be required to any successor in interest of Borrower state. Borrower Not Released: Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest. Lender shall not be required to of amortization of the sums secured by this Security Instrument granted by the successors in interest. Lender shall not be required to of operate to release the liability of the original Borrower or Borrower's successors in otherwise modify amortization of the sums secured by this security instrument granted by the liability of the original Borrower or Borrower's successors in interest or otherwise modify amortization of the sums secured by this security instrument granted by the liability of the original Borrower or Borrower's successors in interest or otherwise modify amortization of the sums secured by this security in the liability of the original Borrower or Borrower's successors in interest or otherwise modify amortization of the sums secured by this security in the liability of the original Borrower or Borrower's successors in interest. not operate to release the manuty of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the same second by the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization. commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization, of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's enterest by this Security Instrument by reason of any right or remedy shall not be a univer of or proclude the sums secured by this Any forhearance by I ender in exercicing any right or remedy shall not be a univer of or proclude the or the sums secured by this Security instrument by reason or 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 Bound; 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 Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower who co-signs this Security Instrument shall bind and operations shall be from and several. Any Borrower who co-signs this Security Instruments of the successors and assigns of Lender and Borrower who co-signs this Security Instrument shall bind and operations shall be from and several. Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument only to mortgage grant and convey that paragraph 17. Horrower's covenants and agreements snall be joint and several. Any horrower who co-signs this Security Instrument only to mortgage, grant and convey that Instrument but does not execute the Note: (ii) is co-signing this Security Instrument. (b) is not personally obligated to pay the sums. Rorrower's interest in the Property under the terms of this Security Instrument. Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument, and (c) agrees that I ender and any other Rorrower may agree to extend modify forhear or Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Rorrower's consent secured by this Security Instrument, and (c) agrees that Lender and any other Borrower may agree to extend, modify, torbeat make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13 Loan Charges If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges.

make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan that law is finally interpreted so that the interest or other loan charge shall be reduced by the amount necessary to reduce the charge loan exceed the nermitted limits: then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge. and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge loan exceed the permitted limits, and (b) any sums already collected from Borrower which exceeded permitted limits, and (b) any sums already collected from Borrower which exceeded permitted limits, and (b) any sums already collected from Borrower which exceeded permitted limits, then the loan charge shall be reduced by the amount necessary to reduce the charge limits will be refunded to 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 this refund by reducing the principal owed under the Note or by making a direct name of the Borrower will be treated as a partial prepayment without any payment to Borrower. If a refund reduces principal, the reduction will be given by delivering it or by mailing 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 making a direct to Borrower provided for in this Security Instrument shall be given by delivering it or by making a direct to Borrower provided for in this Security Instrument shall be given by delivering it or by making a direct to Borrower provided for in this Security Instrument shall be given by delivering it or by making a direct to Borrower provided for in this Security Instrument shall be given by delivering it or by making a direct to Borrower provided for in this Security Instrument shall be given by delivering it or by making a principal to be given by delivering it or by making a principal to be given by delivering it or by making a principal to be given by delivering it or by making a principal to be given by delivering it or by making a principal to be given by delivering it or by making a principal to be given by delivering it or by making a principal to be given by delivering it or by making a principal to be given by delivering it or by making a principal to be given by delivering it or by making a direct to be given by making a direct

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Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15 Governing Law: Severability This Security Instrument shall be governed by federal law and the law. Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the purisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note which can be conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument and the Note are declared given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

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 on a Reneficial Interest in Rorrower. If all or any part of the Property or any in 10. Borrower's Copy Borrower snall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property of a Beneficial Interest in Borrower. If all or any part of the Property of any interest in it and or transferred and Rorrower is not a natural person) without or transferred (or, if a beneficial interest in Rorrower is sold or transferred and Rorrower is not a natural person) without is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without I ender's prior written consent. Lender may at its option require immediate navment in full of all same secured by this

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18. Horrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys, fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not 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 unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the 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 Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal

residential uses and to maintenance of the Property.

Thirtower shall property agency of private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has rectual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal of other remediation of any magazine 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 201. "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; (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 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 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. Lender or its 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. The recitals in the Trustee's deed shall be prima facile 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 attorneys' 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.

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Lag. 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

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26.1124.1 Attorneys' Fees. As used in this Security Instrument and in the Note; "attorneys' fees," shall include any attorneys' fees awarded by an appellate court marking out of the or more ridging are exercised by the more than

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