

'99 APR 12 AM 11:50

Loan No. 01-0983-001539438-0
AMERITITLE 47259MS

Vol 1999 Page 13107

AFTER RECORDING, MAIL TO:

Washington Mutual Bank
C/O DATA PLEX
19031 33RD AVE WEST - MS116DPA
LYNNWOOD, WA 98036

MC 47259-MS

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on March 30, 1999. The grantor is MARTIN I MONTI and JANET L MONTI, TENANTS BY THE ENTIRETY, and JAMES J MONTI and DEBRA A MONTI, TENANTS BY THE ENTIRETY

("Borrower"). The trustee is AMERITITLE, a Oregon corporation
("Trustee"). The beneficiary is Washington Mutual Bank
, which is organized and existing under the laws of Washington, and whose address is
1201 Third Avenue Seattle, WA 98101 ("Lender"). Borrower owes Lender the
principal sum of Seventy-One Thousand Seven Hundred Fifty & 00/100

Dollars (U.S. \$ 71,750.00).
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 May 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 Note; (b) the payment of all other sums, with interest, advanced under
paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and
agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to
Trustee, in trust, with power of sale, the following described property located in Klamath
County, Oregon:

LOT 5 IN BLOCK 55, OF LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

which has the address of 2304 & 2306 HOLABIRD AVENUE, KLAMATH FALLS
Oregon 97601 ("Property Address");
(Zip Code) (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. All of the foregoing is referred to in this Security Instrument as the "Property."

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

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.