LN# 0103700051

When recorded return to:
Klamath First Federal Savings &
Loan Association
540 Main St.
Klamath Falls OR 97601

Vol_M99 Page 47936

1999 DEC -6 All 11: 42

AWERITTE, has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficience
or as to its effect upon the title to any real property
of that may be described therein.

	or as t that n	o its effect upon the time to day as people of the time to day be described therein.				
State of Oregon MTC	1396-1456					
State of Oregon LINE OF CREDIT TRUST DEED (With Future Advance Clause)						
DATE AND PARTIES. The date of this I and the parties, their addresses and tax ide	Deed of Trust (Security Instrument ntification numbers, if required, are) isDecember 3, 1999 e as follows:				
GRANTOR: Karen Dean Zakour						
If checked, refer to the attached Adder acknowledgments.	adum incorporated herein, for add	litional Grantors, their signatures and				
TRUSTEE:William L. Sisemore	.c.C					
LENDER: Klamath First Federal S. CONVEYANCE. For good and valuable of		grows of which its also and also do and				
to secure the Secured Debt (defined below irrevocably grants, conveys and sells to Tru described property:	v) and Grantor's performance un-	der this Security Instrument, Grantor				
Lot 2 in Block 1 of BEL-AIRE GA in the office of the County Cle	RDENS, according to the ork of Klamath County, Ore	fficial plat thereof on file				
The property is located in	(County)	at				
5309 Bel Aire Dr. (Address)	Klamath Falls (City)	, Oregon97603				

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

- 4. SECURED DEBT AND FUTURE ADVANCES. The term "Secured Debt" is defined as follows:
 - A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (You must specifically identify the debt(s) secured and you should include the final maturity date of such debt(s).)

Karen Dean Zakour

\$7,000.00

December 1, 2019, maturity date

OREGON - HOME EQUITY LINE OF CREDIT DEED OF THUST (NOT FOR FRIMA, FHLIZO, FHA OR VAIUSE)

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- B. All future advances from Lender to Grantor or other future obligations of Grantor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Grantor in favor of Lender executed after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Grantor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Grantor, or any one or more Grantor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any a mount. Any such commitment must be agreed to in a separate writing.
- C. All other obligations Grantor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Grantor and Lender.
- D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

In the event that Lender fails to provide any necessary notice of the right of rescission with respect to any additional indebtedness secured under paragraph B of this Section, Lender waives any subsequent security interest in the Grantor's principal dwelling that is created by this Security Instrument (but does not waive the security interest for the debts referenced in paragraph A of this Section).

5. DEED OF TRUST COVENANTS. Grantor agrees that the covenants in this section are material obligations under the Secured Debt and this Security Instrument. If Grantor breaches any covenant in this section, Lender may refuse to make additional extensions of credit and reduce the credit limit. By not exercising either remedy on Grantor's breach, Lender does not waive Lender's right to later consider the event a breach if it happens again.

Payments. Grantor agrees that all payme ats under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

Prior Security Interests. With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property. Grantor agrees to make all payments when due and to perform or comply with all covenants. Grantor also agrees not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written approval.

Claims Against Title. Grantor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Grantor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Grantor's payment. Grantor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Grantor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Grantor may have against parties who supply labor or materials to maintain or improve the Property.

Property Condition, Alterations and Inspection. Grantor will keep the Property in good condition and make all repairs that are reasonably necessary. Grantor shall not commit or allow any waste, impairment, or deterioration of the Property. Grantor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Grantor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Grantor will notify Lender of all demands, proceedings, claims, and actions against Grantor, and of any loss or damage to the Property.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Grantor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Grantor will in no way rely on Lender's inspection.

Authority to Perform. If Grantor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Grantor appoints Lender as attorney in fact to sign Grantor's name or pay any amount necessary for performance. Lender's right to perform for Grantor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument.

Leaseholds; Condominiums; Planned Unit Developments. Grantor agrees to comply with the provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or a planned unit development, Grantor will perform all of Grantor's duties under the covenants, by-laws, or regulations of the condominium or planned unit development.

Condemnation. Grantor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Grantor authorizes Lender to intervene in Grantor's name in any of the above described actions or claims. Grantor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

Insurance. Grantor shall keep Property insured against loss by fire, flood, theft and other hazards and risks reasonably associated with the Property due to its type and location. 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 Grantor subject to Lender's approval, which shall not be unreasonably withheld. If Grantor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Grantor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Grantor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Grantor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Grantor.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Grantor. If the Property is acquired by Lender, Grantor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.

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Financial Reports and Additional Documents. Grantor will provide to Lender upon request, any financial statement or information Lender may deem reasonably necessary. Grantor agrees to sign, deliver, and file any additional delivers and the continuents or certifications that Lender may consider necessary to perfect, continue, and preserve Grantor's deliverious under this Security Instrument and Lender's lieu strains on the Property. obligations under this Security Instrument and Lender's lien status on the Property.

WARRANTY OF TITLE. Grantor warrants that Grantor is or will be lawfully seized of the estate conveyed by this WARGARIX OF III.E. Grantor warrants that Grantor is of win or lawfuny selected of the estate conveyed by this Security Instrument and has the right to irrevocably grant, convey and sell the Property to Trustee, in trust, with power of sale. Grantor also warrants that the Property is unencumbered, except for encumbrances of record.

DUE ON SALE. Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, a transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable.

DEFAULT. Grantor will be in default if any of the following occur:

Fraud. Any Consumer Borrower engages in fraud or material misrepresentation in connection with the Secured

Payments. Any Consumer Borrower or any Secured Debt that is an open end home equity plan fails to make a

Property. Any action or inaction by the Borrower or Grantor occurs that adversely affects the Property or Lender's rights in the Property. This includes, but is not limited to, the following: (a) Grantor fails to maintain required rights in the Property: (b) Grantor transfers the Property: (c) Grantor commits waste or otherwise insurance on the Property; (b) Grantor transfers the Property (c) Grantor commits waste or otherwise destructively uses or fails to maintain the Property such that the action or inaction adversely affects Lender's security; (d) Grantor fails to pay taxes on the Property or otherwise fails to act and thereby causes a lien to be filed security; (d) Grantor fails to pay taxes on the Property or otherwise fails to act and thereby causes a lien to be filed security; (d) Grantor fails to pay taxes on the Property or otherwise fails to act and thereby causes a lien to be filed security; (d) Grantor fails to pay taxes on the Property is taken through one Grantor, any Grantor dies and Lender's security is adversely affected; (g) the Property to action that eminent domain; (h) a judgment is filed against Grantor and subjects Grantor and the Property to action that adversely affects Lender's interest; or (i) a prior lienholder forecloses on the Property and as a result, Lender's interest is adversely affected.

Executive Officers. Any Borrower is an executive officer of Lender or an affiliate and such Borrower becomes indebted to Lender or another lender in an aggregate amount greater than the amount permitted under federal indebted to Lender or another lender in an aggregate amount greater than the amount permitted under federal

REMEDIES ON DEFAULT. In addition to any other remedy available under the terms of this Security Instrument, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided Instrument, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided Instrument is in default. In some instances, federal and state law will require Lender to provide Grantor with police of the right to give or other polices and may retablish time schedules for foreclosure actions. notice of the right to cure, or other nor ses and may establish time schedules for foreclosure actions.

At the option of the Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter. Lender shall be emitted to, without limitation, the power to sell the Property.

If there is a default, Trustee shall, at the request of the Lender, advertise and sell the Property as a whole or in separate parcels at public auction to the highest bidder for cash and convey absolute title free and clear of all right, title and interest of Grantor at such time and place as Trustee designates. Trustee shall give notice of sale including the time, terms and place of sale and a description of the Property to be sold as required by the applicable law in the time of proposed sale.

Upon sale of the Property and to the extent not prohibited by law, Trustee shall make and deliver a deed to the Property Sold which conveys absolute title to the purchaser, and after first paying all fees, charges and costs, shall pay to Lender all moneys advanced for repairs, taxes, insurance, liens, assessments and prior encumbrances and interest thereon, and the principal and interest on the Secured Debt, paying the surplus, if any, to Grantor, Lender may purchase the Property. The recitals in any deed of conveyance shall be prima facie evidence of the facts set forth therein.

The acceptance by Lender of any surrin payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Grantor's default, Lender does not waive complete cure of any existing default if it happens again.

- EXPENSES; ADVANCES ON COVENANTS, ATTORNEYS' FEES; COLLECTION COSTS. If Grantor breaches any covenant in this Security Instrument, Grantor agrees to pay all expenses Lender incurs in performing such any covenants or protecting its security interest in the Property. Such expenses include, but are not limited to, fees incurred covenants or protecting its security interest in the Property and Lender's security interest. These expenses are for inspecting, preserving, or otherwise protecting the Property and Lender's security interest. These expenses are payable on demand and will bear interest from the date of payment until paid in full at the highest rate of interest in effect as provided in the terms of the Secured Debt. Grantor agrees to pay all costs and expenses incurred by Lender in effect as provided in the terms of the Secured Debt. Grantor agrees to pay all costs and expenses incurred by Lender in effect in the include, but is not limited to, attorneys' fees, court costs, and other legal expenses. To the extent permitted by the include States Bankruptcy Code, Grantor agrees to pay the reasonable attorneys' fees Lender incurs to collect the United States Bankruptcy Code, Grantor agrees to pay for any recordation costs of such release.

 Secured Debt as awarded by any court exercising jurisdiction under the Bankruptcy Code. This Security Instrument shall remain in effect until released. Grantor agrees to pay for any recordation costs of such release.
- 11. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this section. (1) Environmental Law ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this section. (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or substance and the substance dangerous or potentially dangerous to the public contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste" or "hazardous substance" under any Environmental Law.

Grantor represents, warrants and agrees that:

A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Harardous Substances that are generally recognized to be appropriate for the normal use and maintenance of

Except as previously disclosed and acknowledged in writing to Lender, Grantor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.

Grantor shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Liw concerning the Property. In such an event, Grantor shall take all necessary remedial action in accordance with any Environmental Law.

D. Grantor shall immediately notify Lender in writing as soon as Grantor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.

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- 12. ESCROW FOR TAXES AND INSURANCE. Unless otherwise provided in a separate agreement, Grantor will not be required to pay to Lender funds for taxes and insurance in escrow.
- 13. JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND. All duties JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND. All duties under this Security Instrument are joint and individual. If Grantor signs this Security Instrument but does not sign an evidence of debt, Grantor does so only to mortgage Grantor's interest in the Property to secure payment of the Secured Debt and Grantor does not agree to be personally liable on the Secured Debt. If this Security Instrument secures a guaranty between Lender and Grantor, Grantor agrees to waive any rights that may prevent Lender from bright and security against Grantor or any party indebted under the obligation. These rights may include, but bringing any action or claim against Grantor or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Grantor and Lender.
- and benefit the successors and assigns of Grantor and Lender.

 14. SEVERABILITY; INTERPRETATION. This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments, and agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law or any agreement related to the Secured Debt that conflicts with applicable law will not be effective unless that law or any agreement related to the variations by written agreement. If any section of this Security Instrument cannot be expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument of the remainder of enforced according to its terms, that sec ion will be severed and will not affect the enforceability of the remainder of enforced according to its terms, that sec ion will be severed and will not affect the enforceability of the remainder of enforced according to its terms, that sec ion will be severed and will not affect the enforceability of the remainder of enforced according to its terms, that sec ion will be severed and will not affect the enforceability of the remainder of enforced according to its terms, that sec ion will be severed and will not affect the enforceability of the remainder of enforced according to its terms, that sec ion will be severed and will not affect the enforceability of the remainder of enforced according to its terms, that sec ion will be severed and will not affect the enforceability of the remainder of enforced according to its terms, that sec ion will be severed and will not affect the enforceability of the remainder of enforced according to its terms, that sec ion will be severed and will not affect the enforce enforced according to its terms, that all the second in the security instrument.
- 15. SUCCESSOR TRUSTEE. Lender, at Lender's option, may from time to time remove Trustee and appoint a successor trustee without any other formality than the designation in writing. The successor trustee by this Security conveyance of the Property, shall succeed to all the title, power and duties conferred upon Trustee by this Security Instrument and applicable law.
- 16. NOTICE. Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Security Instrument, or to any other address designated in writing. Notice to one grantor will be deemed to be notice to all grantors.
- 17. WAIVERS. Except to the extent prohibited by law, Grantor waives all appraisement and homestead exemption rights
- 18. LINE OF CREDIT. The Secured Debt includes a revolving line of credit. Although the Secured Debt may be reduced to a zero balance, this Security Instrument will remain in effect until released.
- 19. APPLICABLE LAW. This Security Instrument is governed by the laws as agreed to in the Secured Debt, except to the extent required by the laws of the jurisdiction where the Property is located, and applicable federal laws and regulations.
- 20. RIDERS. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument. [Check all applicable boxes] Assignment of Leases and Rents Other

	Assignment of Leases and Republic Assignment of Leases and Republic Leases and Republi	hat
21.	ASSIGNMENT OF LEASES and terms of the agreement described in paragraph 4 provide to ADDIT ONAL TERMS. The merms of the agreement described in paragraph 4 provide the interest rate on the grantors indebtedness under this agreement may vary from the interest rate on the grantors with rate or rates as described therein.	
	the interest rate on the grantors indebtedness dated therein. time to time in accordance with rate or rates as described therein.	

At the time we release the Deed of Trust, you will have a reconveyance fee of not less than \$5.00. You shall also pay any recordation costs.

SIGNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1. areni Karen Dean Zakour (Signature) ACKNOWLEDGMENT: REQUEST FOR RECONVEYANCE (Not to be completed until paid in full)

(Not to be complete	cu aniii p		
TO TRUSTEE: The undersigned is the holder of the note or notes secured other indebtedness secured by this Deed of Trust, have be of Trust, which is delivered hereby, and to reconvey, with Deed of Trust to the person or persons legally entitled the	thout warranty,	f Trust. Said note or notes You are hereby directed to all the estate now held	s, together with an cancel this Deed by you under this
(Authorized Bank Signature)	Date	Recorded 12/06. In Vol. M99 Pag	County of Klamath 199, at <u>//:42a</u> m. ge_ <u>47936</u>
Decor Busines Systems, Inc., St. Cloud, MN Form OUP-REDT-OR 10/8/96		L inda Smith . County Clerk	Fee\$_25°