

the Property and make those repairs necessary to maintain the Property in good repair. Lender may pay any such tax, lien or security title, assessment, obligation, water rates, premium or other charge necessary to maintain the Property in good repair, or purchase such insurance in Lender's own name, if Borrower fails to do so. The amount lender pays will be added to the principal amount of the Note, will bear an interest charge at the interest rate in effect from time to time as provided in the Note secured by this Deed of Trust if permitted by law, or, if not, at the highest lawful interest rate, will be an additional lien or security title on the Property and may be enforced and collected in the same manner as the other obligations secured by this Deed of Trust. The insurance carrier providing the insurance referred to above will be chosen by Borrower subject to Lender's approval which will not be unreasonably withheld. All insurance policies and renewals must be acceptable to Lender and must include a standard mortgagee clause. Lender will have the right to hold the policies and renewals. If Lender requires, Borrower will promptly give to Lender all receipts of paid premiums and renewal notices. In the event of a loss, Borrower will give prompt notice to the insurance carrier and Lender. Lender may file a proof of loss if not made promptly by Borrower. Insurance proceeds will be applied to the restoration or repair of the Property damaged or, at Lender's option, the insurance proceeds will be applied to the sums secured by this Deed of Trust, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within ten (10) 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 Deed of Trust, whether or not then due. The ten (10)-day period will begin when the notice is given.

3. Application of Payments. Unless applicable law provides otherwise, payments shall be first applied to any prepayment charges, then to any costs and expenses incurred under this Deed of Trust, then to interest then due and then to principal.

4. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

5. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Deed of Trust, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

6. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

7. Condemnation. The proceeds of 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 shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Deed of Trust, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Deed of Trust 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. Any balance shall be paid to Borrower.

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 Deed of Trust, 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 payments referred to in paragraph 1 or change the amount of such payments.

8. 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 Deed of Trust 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 commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Deed of Trust by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

9. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Deed of Trust shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 15. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Deed of Trust but does not execute the Note: (a) is co-signing this Deed of Trust only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Deed of Trust; (b) is not personally obligated to pay the sums secured by this Deed of Trust; 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 Deed of Trust or the Note without the Borrower's consent.

10. Loan Charges. If the loan secured by this Deed of Trust 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 exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

11. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Deed of Trust unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Deed of Trust and may invoke any remedies permitted by paragraph 17.

12. Notices. Any notice to Borrower provided for in this Deed of Trust shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. Borrower requests that copies of any notices of default and sale be sent to Borrower's address which is the Property Address unless otherwise indicated on the front page of this Deed of Trust. Any notice to Lender shall be sent 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 Deed of Trust shall be deemed to have been given to Borrower or Lender when sent as provided in this paragraph.

13. Governing Law; Severability. This Deed of Trust is made pursuant to the Alternative Mortgage Transactions Parity Act of 1982 and applicable regulations. Otherwise, to the extent not preempted by such Act or regulations, this Deed of Trust is governed by Oregon law and any other applicable federal law. In the event that any provision or clause of this Deed of Trust or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Deed of Trust or the Note which can be given effect without the conflicting provision. To this end the provisions of this Deed of Trust and the Note are declared to be severable.

14. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Deed of Trust.

15. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Deed of Trust. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Deed of Trust.

16. Borrower's Right to Reinstate. Where a Trustee has commenced foreclosure of a Deed of Trust by advertisement and sale, the Borrower, the Borrower's successor in interest to all or any part of the Property, any beneficiary under a subordinate Deed of Trust or any person having a subordinate lien or encumbrance of record on the property, may cure the default or defaults at any time prior to five days before the date last set for the sale. If the default consists of a failure to pay when due sums secured by the Deed of Trust, the default may be cured by paying the entire amount at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. Any other default under the Deed of Trust and obligation that is capable of being cured may be cured by tendering the performance required under the obligation or Deed of Trust. In any case and in addition to paying the sums or tendering the performance necessary to cure the default, the person effecting the cure shall pay to the Lender all costs and expenses actually incurred in enforcing the obligation and Deed of Trust, together with the Trustee's and attorneys' fees in the amount of \$550.00 for both Trustee's fees and attorneys' fees or the amount actually charged by the Trustee and attorney, whichever is less, if this Deed of Trust is a residential Deed of Trust, or reasonable attorneys' fees and Trustee's fees actually charged by the Trustee and attorney, if the Deed of Trust is not a residential Deed of Trust. After cure of the default as described above, the obligation and Deed of Trust shall be reinstated and shall remain in force, the same as if no acceleration had occurred.

17. Default. Time is of the essence with respect to payment of any indebtedness secured hereby and with respect to the performance of any and all agreements and covenants hereunder.

If Borrower defaults in paying any part of the indebtedness secured by this Deed of Trust or if Borrower defaults in any other way, the entire unpaid principal and accrued and unpaid interest thereon and any other amounts Borrower then owes under the loan secured by this Deed of Trust will become due and payable at the option of Lender without notice.

Upon any such default, Lender may elect to foreclose this Deed of Trust as a mortgage in equity or to direct the Trustee to foreclose this Deed of Trust by advertisement and sale in addition to any other remedy available at law or in equity. In the event Lender elects to direct the Trustee to foreclose this Deed of Trust by advertisement and sale, the Lender or Trustee shall proceed to record written notice of default containing the information required by ORS 86.745 and containing the Trustee's or Lender's election to sell the property to satisfy the obligation, and thereafter as provided by law, fix the time and place of sale, give notice thereof and foreclose this Deed of Trust in the manner provided for in ORS 86.735 to 86.795.

Unless Borrower or other person identified in ORS 86.753 exercises the right to cure all defaults, the sale shall be held on the date and at the time and place designated in the Notice of Sale or such time to which the sale is postponed, as provided for in ORS 86.755. The Trustee may sell the property in one parcel or separate parcels and shall sell the parcel or parcels at auction to the highest bidder for cash. Any person, including the Lender under the Deed of Trust, but excluding the Trustee, may bid at the Trustee's sale. The attorney for the Trustee or any agent designated by the Trustee or the attorney may conduct the sale and act in the sale as the auctioneer of the Trustee.

The Trustee shall deliver to the purchaser its Deed in the form required by law conveying the property sold, but without any covenant or warranty express or implied.

When the Trustee's Deed is recorded in the Deed Records of the county or counties where the property described in the Deed is situated, the recitals contained in the Deed and in the affidavits required under ORS 86.750(3) shall be *prima facie* evidence in any court of the truth of the matters forth therein, but recitals shall be conclusive in favor of a purchaser for value in good faith relying on them.

The Trustee shall apply the proceeds of the Trustee's sale as follows: 1) To the expenses of the sale, including the compensation of the Trustee and the reasonable charge by the attorney. 2) To the obligations secured by the Deed of Trust. 3) To all persons having recorded liens subsequent to the interest of the Trustee in the Deed of Trust as their interests may appear in the order of their priority. 4) The surplus, if any, to the Borrower or to the successor in interest of the Borrower entitled to such surplus.

18. Lender in Possession. Upon acceleration under paragraph 17 or abandonment of the Property, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Deed of Trust. No entering upon, taking possession, collecting of rents or application of rents to any cost or expense shall be deemed a waiver of any default under this Deed of Trust or the Note it secures.

19. Reconveyance. Upon payment of all sums secured by this Deed of Trust, Lender shall request the Trustee to reconvey the Property and shall surrender this Deed of Trust and all notes evidencing debt secured by this Deed of Trust to the Trustee. Trustee shall reconvey the Property without warranty. The Trustee or Lender may charge a fee for services rendered in connection with the preparation, execution or recordation of a reconveyance, or request for a reconveyance, to the extent allowed by law. Borrower shall pay any recordation costs.

20. Substitute Trustee. At any time after this Deed of Trust is executed, the beneficiary may appoint in writing another qualified Trustee. If the appointment of the Successor Trustee is recorded in the Deed Records of the county or counties in which the Deed of Trust is recorded, the Successor Trustee shall be vested with all of the powers of the original Trustee.

21. Riders to this Deed of Trust. If one or more riders are executed by Borrower and recorded together with this Deed of Trust, the covenants and agreements of each rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Deed of Trust as if the rider(s) were a part of this Deed of Trust [Check applicable box(s)]

- ☒ Adjustable Rate Rider ☐ Condominium Rider ☐ 2-4 Family Rider
☐ Graduated Payment Rider ☐ Planned Unit Development Rider
☐ Request for Copy of Notice of Default ☐ Other(s) [specify]

22. Costs and Fees. Borrower covenants and agrees to pay all costs, fees and expenses of enforcing this Deed of Trust, including, but not limited to, the cost of title insurance, Trustee's fees and attorneys' fees incurred in enforcing this Deed of Trust, or at trial or on appeal.

SEE ATTACHED ARM RIDER TO NOTE
 NOTICE TO BORROWER

SEE ATTACHED MH RIDER TO NOTE

Do not sign this agreement before you read it. The Note provides for the payment of a penalty if you wish to repay the loan prior to the date provided for repayment in the Note.

By signing below, Borrower accepts and agrees to the terms and covenants contained in this Deed of Trust and in any rider(s) executed by Borrower and recorded with it.

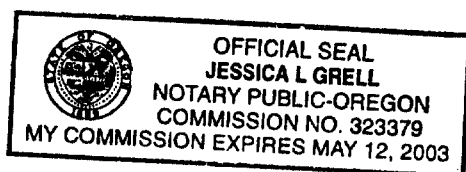
Genene Guillory (Seal) _____ (Seal)
 GENENE GUILLORY -Borrower -Borrower
 _____ (Seal) _____ (Seal)
 -Borrower -Borrower

STATE OF OREGON

County of Deschutes } SS

This instrument was acknowledged before me on March 25, 2002, by Genene Guillory.

This instrument was acknowledged before me on _____, _____, by _____ as _____ of _____



Jessica L. Grell
 Notary Public for Oregon
 My commission expires May 12, 2003

REQUEST FOR RECONVEYANCE

TO TRUSTEE:

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Dated:

03/25/02 15:43 1459520
 2-25340

Initial(s) XG
 Page 4 of 4

WHEN RECORDED MAIL TO

The CIT Group/
Consumer Finance, Inc.
P.O. Box 630
Marlton, NJ 08053-3941

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RIDER TO OREGON DEED OF TRUST

This Rider is hereby made a part of, as set forth in full therein, that certain Deed of Trust dated 03/25/02
(the "Deed of Trust"), made by GENENE GUILLORY (the "Borrower")
in favor of AMERITITLE (the "Trustee")
for the benefit of The CIT Group/Consumer Finance, Inc. (the "Lender").

1. The terms defined in the Deed of Trust shall have the same meanings when used in this Rider, unless otherwise defined in this Rider.
2. The term "Property" as used in the Deed of Trust shall include the manufactured home described as follows:

USED	1995	REDMAN	REDMAN	NEED,
New or Used	Year	Make	Model	Identification Number
located at				
1558 HACKETT DRIVE		LAPINE	OR	97739 KLAMATH
Street Address		City	State	Zip Code County

- (the "Manufactured Home").
3. Each of the persons signing this Deed of Trust grants Lender a security interest in the Manufactured Home and all proceeds thereof, including insurance proceeds, and any refunds of unearned insurance premiums on policies financed as part of this transaction. Each of the persons signing this Deed of Trust also agrees to cooperate with Lender to assure that Lender's lien is properly noted on the certificate of title for the Manufactured Home, if applicable. Notwithstanding anything to the contrary contained in this Rider, it is the intent of the Borrower and the Lender that the Manufactured Home is permanently affixed to the Property and therefore constitutes real property.
4. The Deed of Trust shall constitute a financing statement filed as a fixture filing and shall perfect any security interest in the Manufactured Home granted or assigned to Lender hereunder or pursuant to the Note or any other agreement or assignment whatsoever under the Uniform Commercial Code as adopted in

SEE OTHER SIDE FOR ADDITIONAL IMPORTANT TERMS

the state in which the Property so secured by the Deed of Trust is located, from the date of its recording. Each of the persons signing this Deed of Trust hereby grants to Lender and Lender has and may enforce a security interest in and to the Manufactured Home in addition to the conveyance of the same to Trustee as part of the Property. Each of the persons signing the Deed of Trust further authorizes Lender to execute, on his or her behalf, and file at any time during the term of this Deed of Trust, a financing statement or statements in those public offices deemed necessary by Lender, and authorizes Lender to file duplicates of any financing statements as determined by Lender.

SEE OTHER SIDE FOR ADDITIONAL IMPORTANT TERMS

By signing below, Borrower accepts and agrees to the terms and covenants contained in this Deed of Trust and in any rider(s) executed by Borrower and recorded with it.

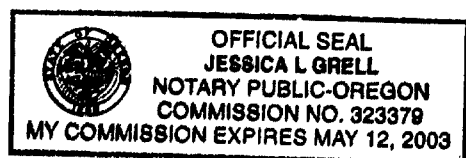
Genene Guillory (Seal) _____ (Seal)
 GENENE GUILLORY -Borrower -Borrower
 _____ (Seal) _____ (Seal)
 -Borrower -Borrower

STATE OF OREGON

County of Deschutes } SS

This instrument was acknowledged before me on March 25,
2002,
 by Genene Guillory.
 This instrument was acknowledged before me on _____,
 by _____, as

Jessica L Grell
 Notary Public for Oregon
 My commission expires May 12, 2003



ADJUSTABLE RATE RIDER

THIS ADJUSTABLE RATE RIDER is made this 25TH day of MARCH, 2002, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or similar instrument (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Promissory Note (the "Note") to THE CIT GROUP/CONSUMER FINANCE, INC., (the "Lender") of the same date and covering the Property described in the Security Instrument and located at: 1558 HACKETT DRIVE LAPINE, OR 97739

Property Address

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST 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:

The Note provides for an initial interest rate of 8.25 %. The Note provides for changes in the interest rate and the monthly payments, as follows. The interest rate I will pay may change on 03/29/05 and on that day every 6 month(s) thereafter. Each date on which my interest rate could change is called a "Change Date."

Beginning with the first Change Date, my interest will be based on an Index. The "Index" is the average of the interbank offered rates for six month U.S. Dollar deposits in the London market based on quotations of 5 major banks (LIBOR), as published in the Wall Street Journal. If the Index is no longer available, the Note Holder will choose a new Index which is based upon comparable information. The Note Holder will give me notice of this choice. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index." Before each Change Date, the Note Holder will calculate my new interest rate by adding 7.25 % to the Current Index. The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment. The interest rate I am required to pay at the first Change Date will not be greater than 11.25 % or less than 5.25 %. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than 1.00 % from the rate of interest I have been paying for the preceeding 6 months. My interest rate will never be greater than 14.25 %. My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again. The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given to me and possibly certain other information as well.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

Genene Guillory (Seal)
GENENE GUILLORY (Seal)
-Borrower

____ (Seal)
____ (Seal)
-Borrower

18688

EXHIBIT "A"

LOT [REDACTED] 4 IN BLOCK 12 OF FIRST ADDITION TO RIVER PINE ESTATES,
ACCORDING TO THE OFFICAL PLAT THEREFORE ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY OREGON.