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5684



# TRUST DEED

## BROOKS RESOURCES CORP.

416 E. GREENWOOD BEND, OREGON 97701  
PHONE: (503) 382-1662

TRUST DEED made this 27 day of April, 1973, between  
Neil L. Perkins, Jr, and Roberta D. Perkins, husband and  
wife as grantor,

BROOKS RESOURCES CORP. as beneficiary, and GERALD A. MARTIN as trustee.  
Grantor conveys to trustee in trust with the power of sale the following described property, which does  
not exceed three acres, in ~~Deschutes~~ County, Oregon; subject to all reservations, easements, conditions  
and restrictions of record: Klamath  
Plat Lot Number 10, Block 5, Wagon Trail Acreages Number

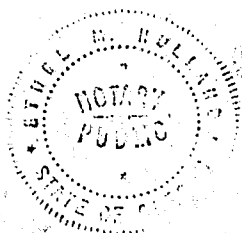
One first Addition, Klamath County, Oregon  
(also known as sales lot number 61)

This trust deed is for the purpose of securing performance of a promissory note of even date executed  
by grantor and payable to beneficiary.

### Grantor agrees:

- (1) To protect, preserve and maintain said property in good condition and repair and not  
to commit or permit any waste of said property.
- (2) To comply with all laws, ordinances, regulations, covenants, conditions and restrictions  
affecting said property.
- (3) To keep the property free from mechanic's liens and to pay all taxes, assessments,  
maintenance charges or other charges that may be levied or assessed upon or against  
said property before the same become past due or delinquent. Beneficiary, at its  
option, may pay such items when the same become delinquent and the amount so  
paid shall be added to the principal owing under the promissory note above described  
at the same rate of interest and with costs for collection.
- (4) To pay all costs, fees and expenses incurred by beneficiary or trustee under this agree-  
ment, including the cost of title search and other costs and expenses incurred in con-  
nection with or enforcing this obligation, including attorney's fees.
- (5) Upon default by grantor of any provision of this agreement beneficiary may declare all  
sums secured hereby to be immediately due and payable.

Grantor is the owner of the above described property, free and clear of any encumbrances, except those  
above described and will warrant and defend the same against all persons.  
IN WITNESS WHEREOF, grantor has executed this agreement the day and year first above written.



*Neil L. Perkins Jr.*

Neil L. Perkins, Jr.

*Roberta D. Perkins*  
Roberta D. Perkins

STATE OF OREGON, County of Deschutes April 27, 1973  
Personally appeared the above named Neil L. Perkins and Roberta  
D. Perkins  
and acknowledged the foregoing instrument to be their voluntary act.

Before me: *Edw. M. Hoban*  
NOTARY PUBLIC FOR OREGON  
My commission expires:

August 24, 1976

After recording, this Trust Deed should  
be returned to:  
BROOKS RESOURCES CORPORATION  
Bend, Oregon 97701

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 10th day of May A.D., 1973 at 3:52 o'clock P.M., and duly recorded in  
Vol. M 73, of MORTGAGES on Page 5684

FEE \$ 2.00

WM. D. MILNE, County Clerk

By: *Agnes Drazek*