

1025 80471
Escrow No. 80031
Loan No.

WHEN RECORDED MAIL TO:
ALAN E. ANZELC
451 Nadina
Millbrae, CA. 94030

STATE OF OREGON,
County of Klamath,
filed for record at request of
Vol. 80 Page 1896
Vol. M80 Page 2600
INDEXED
On this 30th day of January A.D. 19 80
11:53 o'clock A M, and duly
recorded in Vol. M80 of Deeds
page 1896
Wm D. MILNE, County Clerk
By Bennet L. Hitchcock Deputy
Fee \$3.50

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS

(This Deed of Trust contains an acceleration clause)

This DEED OF TRUST, made January 11, 1980

between

DAREN E. LARSON,

herein called TRUSTOR,

whose address is 110 Scotts Flat Road, Nevada City, California,
(Number and Street) (City) (State)

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called TRUSTEE, and

ALAN E. ANZELC

herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in Trust, with Power of Sale, that property in the Oregon
County of Klamath, State of ~~California~~, described as:

E1/2 SE1/4 of Section 18, Township 37 South, Range 15
East of the Willamette Meridian.

If the trustor shall sell, convey or alienate said property, or any part thereof, or any interest therein, or shall be divested of his title or any interest therein in any manner or way, whether voluntarily or involuntarily, without the written consent of the beneficiary being first had and obtained, beneficiary shall have the right, at its option, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date specified in any note evidencing the same, immediately due and payable.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing (1) payment of the sum of \$1,153.16 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	5039	124	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	Santa Mateo	4778	175	Tuolumne	177	160
Glenn	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego	SERIES 5 Book 1964, Page 149774				

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA
COUNTY OF Nevada

ss.

Signature of Trustor

DAREN E. LARSON

On January 11, 1980

before me, the undersigned, a Notary Public in and for said State, personally appeared DAREN E. LARSON

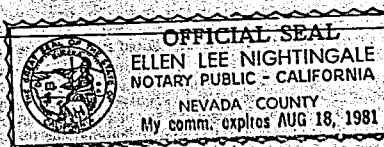
known to me to be the person whose name is

subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature

Ellen Lee Nightingale



10033 Brunswick Road, Grass Valley, CA 95945
(This area for official notarial seal)

1192 (4/72)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 8th day of February A.D., 19 80 at 2:47 o'clock P M., and duly recorded in Vol. M80 of Mortgages on Page 2600.

FEE None

WM. D. MILNE, County Clerk

By Bernard H. Hitch Deputy

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

Please mail Deed of Trust, Note and Reconveyance to

Dated

DO NOT RECORD

brought by Trustee.

notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustee, Beneficiary or Trustee shall be a party unless

(9) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to

signs. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby; whether or not named as Beneficiary herein. In this Deed,

(8) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and as

Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(7) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may, from time to time, by instrument in writing, substitute a successor

or successors to the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall,

all other sums then secured hereby, and the remainder, if any, to the person or persons legally entitled thereto.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the pro

ceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof;

including Trustee, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

out any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person,

postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale

cel, and in such order as it may determine, at public auction to the highest bidder, for cash in lawful money of the United States, payable at time of sale. Trustee may

gured by law. Trustee, without demand on Trustee, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate par

After the lapse of such time as may then be required by law following the recording of said notice of default, and notice of sale having been given as then re

all documents evidencing expenditures secured hereby.

all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and

(6) That upon default by Trustee in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare

profits and the application thereof as aforesaid, shall not cure or waive any default or breach of any agreement hereunder or invalidate any act done pursuant to such notice

its, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebted

deductions hereby secured, enter upon and take possession of said property, or any part thereof, in his own name sue for or otherwise collect such such rents, issues and pro

may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the in

or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary

to collect the rents, issues and profits of said property, reserving unto Trustee the right, prior to any default by Trustee in payment of any indebtedness secured hereby

(5) That as additional security, Trustee hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts,

reconveyance may be described as "the person or persons legally entitled thereto."

for cancellation and retention of other disposition as Trustee in its sole discretion may choose and upon payment of its fees. Trustee shall reconvey, without warranty,

(4) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee

part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement

and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby. Trustee may, however, recover any

(3) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed

of all other sums so secured or to declare default for failure to pay.

(2) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due

proceeds of fire or other insurance.

(1) That any award of damages in connection with any condemnation for public use or of injury to said property or any part thereof is hereby assigned and

shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of

B. It is mutually agreed:

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed

by law in effect at the date hereof, and to pay for any statement provided for by law at the time when said statement is demanded.

(4) To pay, at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock, when

appear, and in any suit brought by Beneficiary to foreclose this Deed.

(3) To appear in and defend any action or proceeding purporting to effect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all

hereunder or in and defend any action or proceeding purporting to effect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire

or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Bene

to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon, not to commit or permit waste thereof; not

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and

A. To protect the security of this Deed of Trust, Trustee agrees:

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