

DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, Made this 29th day of March (Escrow No. _____),
Between JOHN D. MARTIN and DEBRA D. MARTIN, husband and wife, 19 82

whose address is _____ herein called GRANTOR or TRUSTOR.
(Number and Street) (City) (Zone) (State)
COMSTOCK TITLE COMPANY, a Nevada Corporation, herein called TRUSTEE, and JAMES H. SKAGGS, a
married man, _____

herein called BENEFICIARY,
Witnesseth: That Trustor irrevocably GRANTS, BARGAINS, SELLS, AND TRANSFERS to TRUSTEE in TRUST WITH POWER OF SALE,
that real property in the _____ County of Klamath State of Oregon, described as:

Lot 16 in Block 7, Tract No. 1025 Winchester, Klamath County, Oregon,
recorded September 9, 1971 in Book M-71.

together with all appurtenances thereunto belonging or in any wise appertaining, all fixtures now or hereafter attached to or used in connection with the property herein described, and all rents, issues and profits of said real property, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by Paragraph 5 of Part B of the provisions incorporated herein by reference to collect and apply such rents, issues and profits, FOR THE PURPOSE OF SECURING payment of indebtedness evidenced by a promissory note, of even date herewith, executed by Trustor in the principal sum of Twenty thousand three hundred sixty-five and 26/100- - - - - Dollars (\$20,365.26), payable to Beneficiary or order, payment of any additional sums and interest thereon which may hereafter be loaned to the Trustor or his successors or assigns by the Beneficiary, and the performance of each agreement herein contained. Additional loans hereafter made and interest thereon shall be secured by this Deed of Trust only if made to the Trustor while he is the owner of record of his present interest in said property, or to his successors or assigns while they are the owners of record thereof, and shall be evidenced by a promissory note reciting that it is secured by this Deed of Trust.

BY THE EXECUTION AND DELIVERY OF THIS DEED OF TRUST and the note secured hereby the parties hereto agree that there are adopted and included herein for any and all purposes by reference as though the same were written in full herein the provisions of Section A, including paragraphs 1 through 4 thereof, and of Section B, including paragraphs 1 through 14 thereof, of that certain Master Form Deed of Trust recorded in the official records in the offices of the County Recorders of the following counties of the State of Nevada on June 17, 1970, unless otherwise indicated by *, **, or ***, under the Document or File No. and in the books and pages designated after the name of each county:

| County | Document or File No. | Book | Page | County | Document or File No. | Book | Page |
|-------------|----------------------|--------------|------|-------------------|----------------------|--------------|------|
| Churchill | 122828 | 19 | 543 | Lyon | 03174 | | |
| ***Clark | 036925 | 047 | 6-1 | Mineral | 06434 | 22 | 552 |
| *Douglas | 48420 | 76 | 560 | Nye | 18537 | 135 | 35 |
| Elko | 50546 | 125 | 685 | Pershing | 76277 | Roll 28 | 227 |
| **Esmeralda | 43382 | 3 of Deeds | 54 | Storey | 33435 | of Mortgages | 524 |
| Eureka | 52734 | 35 | 500 | Washoe | 176799 | 470 | 22 |
| Humboldt | 142565 | 48 | 1-1 | White Pine | 156259 | 526 | 274 |
| *Lander | 65150 | 94 | 559 | Carson City | 71598 | 98 | 396 |
| Lincoln | 49141 | of Mortgages | 35 | (formerly Ormsby) | | | |

* June 12, 1970; ** June 15, 1970; *** July 10, 1970

A copy of said provisions so adopted and included herein by reference is set forth on the reverse hereof.

The parties hereto further agree that with respect to said paragraph 14 of the provisions of Section B incorporated herein by reference, the amount of fire insurance required by Covenant No. 2 shall be \$ _____, and with respect to attorneys' fees provided for by Covenant No. 7, the percentage shall be _____%.

THE UNDERSIGNED TRUSTOR REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE HEREUNDER BE MAILED TO HIM AT HIS ADDRESS HEREINBEFORE SET FORTH.

Signature of Trustor

JOHN D. MARTIN

DEBRA D. MARTIN

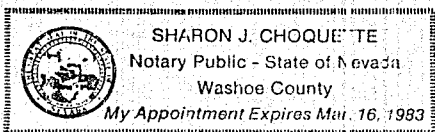
STATE OF NEVADA

COUNTY OF Washoe

On March 29, 1982, before me, the undersigned, a Notary Public in and for said
SS. County and State, personally appeared John D. Martin and Debra D. Martin

known to me to be the
persons whose names are subscribed to the within
instrument, and acknowledged to me that they executed the same.

Notary's Signature



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name
Street
Address
City
State
Zip

COMSTOCK TITLE COMPANY
1413 S. Virginia St.
Reno, Nevada 89509
Attn: Sharon Brown
Escrow No. 17105-SCB

STATE OF OREGON,)

County of Franklin BELOW THIS LINE FOR RECORDER'S USE
Filed for record at 1:29 o'clock P M, and duly
recorded in Vol. M 82 of Mtge
page 4158

on this 2 day of April A.D. 19 82
at 1:29 o'clock P M, and duly
recorded in Vol. M 82 of Mtge
page 4158

EVELYN BIGHIN, County Clerk
By Sharon J. Choquette Deputy

Fee 4.00