



AND WHEN RECORDED MAIL TO

Surety Insurance Company
Box 2430
La Habra, California 90631

Vol 1782 reg. 10141

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS AND REQUEST FOR SPECIAL NOTICE

This Deed of Trust, made this 20th day of JULY, 1982, between DANIEL E. MANN AND CAROLE L. MANN, herein called Trustor, and John F. Merrill, herein called Trustee, and Surety Insurance Company of California, herein called Beneficiary,

Witnesseth: That Trustor irrevocably grants, transfers and assigns to Trustee in Trust, with power of sale, that property in Klamath County, California, described as:

SEE ATTACHED

SEE ATTACHED

670 28 6 11 9 27

Together with the appurtenances thereto and the rents, issues and profits thereof, and warranting the title to said premises. To have and to hold the same unto said Trustee and his successors, upon the trusts hereinafter expressed, namely:

For the purpose of securing payment to the said Beneficiary, of the monies due to and of all losses, damages, expenditures and liability suffered, sustained, made or incurred by the Surety Insurance Company of California, a corporation, hereinafter called the Beneficiary (and as more fully set forth and described in a certain Indemnity Bond Agreement, which agreement is made a part hereof by reference as though herein fully set forth) on account of, growing out of, or resulting from the execution of a certain bond or bonds on behalf of:

DANIEL E. MANN CONSTRUCTION.....in favor of.....VARIOUS.....

for \$ VARIOUS.....AND FOR WHICH AMOUNTS and the matters set forth in.....

Truster agrees:

Trustor agrees:

(a) To keep said property in good condition and repair; not to remove or demolish any building thereon; to maintain adequate insurance thereon and to pay: at least ten days before delinquency all taxes and assessments affecting said property, all encumbrances, charges and liens, with interest, on said property or any part thereof, and all costs, fees and expenses of this Trust.

(b) That upon default of any of the obligations the Beneficiary may collect the rents, issues and profits of said property.

(c) That Beneficiary, or any successor in ownership of any indebtedness or obligation secured hereby may, at any time, cause to be written, substitute a successor or successors to any Trustee named herein, and such substitution shall be conclusively proof of proper substitution and recorded in the office of the County Clerk of the County of Los Angeles, California.

(c) That Beneficiary, or any successor in ownership of any indebtedness or obligation secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument shall be conclusive proof of proper substitution and recorded in the office of the recorder of the county or counties where said property is situated; provided, however, that no such substitution shall succeed to all its title, estate, powers and duties.

(d) That a certificate signed by the Beneficiary at any time hereafter setting forth that the said bond has been declared forfeited or that a loss, damage, expenditures or liability has been sustained by the Beneficiary on account of the aforesaid Bond; the date or dates and amount or amounts of such loss, damages, expenditures and/or liability; that payment has been demanded of the party or parties on whose behalf the aforesaid Bond was executed; and that such loss, damages, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall be the warrant of the Trustee to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after deducting expenses including cost and search of evidence of title) pay to the Beneficiary the amount so certified, including interest at ten per cent per annum from demand to date of payment and attorney's fees. Upon delivery of said Certificate to Trustee, Beneficiary may declare all sums or obligations secured hereby due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be duly filed for record.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and of notice of election to cause to be sold said property, which at his address herein above set forth.

In accordance with Section 2022 of the California Probate Code, the undersigned Trustor hereby certifies that the foregoing is a true and correct copy of the original of the same.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and of notice of sale hereunder be mailed to him at his address herein above set forth.

In accordance with Section 2924b, Civil Code, request is hereby made by the undersigned Trustor that a copy of any notice of default and a copy of any notice of sale under the deed of trust recorded _____, 19____, in Book _____ page _____ records of _____ County (or filed for record with recorder's serial number _____, _____ County) California, executed by _____, _____ is named as Beneficiary and _____ as Trustor in which _____ as Trustee be mailed to Surety Insurance Company of California where _____

STATE OF ~~CALIFORNIA~~ OREGON,
COUNTY OF Clatsop
On _____ } ss

COUNTY OF Clatsop } SS.
On 2nd

On 7-14-82 } SS.
undersigned, a Notary Public in and for said County, before me, the
personally appeared Sumach

undersigned, a Notary Public in and for said County and State,
personally appeared James E. Mann
Carol E. Mann, known to me
to be the person S whose name S subscribed to the
within instrument and acknowledged that S
executed the same.

Signature of Trustor

Denise E. Mann

Carol L. Mann

ROUTE 2, BOX 145 BONANZA, OREGON
97632

97632

WITNESS my hand and official seal.

Notary Public in and for said County and State

504-01 (Rev. 11/79)

DESCRIPTION

Lot 12, Block 18 of FIRST ADDITION TO THE TOWN OF BONANZA, in the County of Klamath, State of Oregon.

All that portion of Lots 6, 7, and 8 in Block 22 of FIRST ADDITION TO THE TOWN OF BONANZA, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 6 Block 22; thence North $33^{\circ} 50'$ East 112.0 feet to a point on the Southerly right of way line of the Horsefly Irrigation District Canal; thence South $44^{\circ} 48'$ East 153.1 feet to a point on the original alley line; thence South $33^{\circ} 50'$ West 25.0 feet to a point, being the most Southerly corner of Lot 6 Block 22; thence North $56^{\circ} 10'$ West 140.0 feet to the point of beginning, being all of said lots lying Southwesterly of the Horsefly Irrigation District Canal right of way.

All that portion of Lot 5, Block 22 FIRST ADDITION TO THE TOWN OF BONANZA, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 5, Block 22, First Addition to the City of Bonanza; thence North $33^{\circ} 50'$ East 12.0 feet to a point on the Southerly right of way line of the Horsefly Irrigation District Canal; thence South $48^{\circ} 44'$ East 23.3 feet to a point on the original lot line; thence North $56^{\circ} 10'$ West 20.0 feet to the point of beginning.

All that portion of vacated Minna Street in the Town of Bonanza which adjoins said portion of Lots 6, 7 and 8, Block 22 on the Northwest boundary.

All that portion of vacated Canby Street in the Town of Bonanza which is adjacent to Lot 12, Block 18 and Lot 6 and the above described portion of Lot 5, Block 22 of First Addition to the Town of Bonanza.

The West half of vacated Canby Street in the Town of Bonanza which is adjacent to Lot 1, Block 18 of First Addition to the Town of Bonanza.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . . 9:27
this 9 day of August A.D. 1982 at o'clock AM, and
duly recorded in Vol. M 82, of Mtge on Page 10141

Fee \$8.00

By Evelyn Biehn, County Clerk
EVELYN BIEHN, County Clerk