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	SHORT FORM D	DEED OF TRUST AN orating by reference of	D ASSIGNM	ENT OF PENTS	/14/246 PC -	_		5 USE	
This Deed of T	incorpo Irust Mada Abia	orating by reference o	ertain provisi	ions of a fictitious	deed of t	ure borro	wing Clause)		
THEODORE L.	. SCOTT	2	(day of MARCH	1983				h
whose address is	3534 HIGHTI	DE DR. RANCH	0 PALOS	VERDES C	• • • • •				between
	wumbe	er and Street)		(City)	n. 902			erein called	TRUSTOR,
JAMES E. FU 3838 CARSON				-		(Zo	, herein	(State) called TRUS	TEE and
Witnesseth: T	hat Trustor IRREVOC	ABLY GRANTS TRAN	3 SEEDS 445				. herei	n called BEN	EFICIARY,
KLAMATH COUR	That Trustor IRREVOC	OREGON	SPERS AND	ASSIGNS TO TRUS	STEE IN T	rust, with	POWER OF SA	LE, that pro	perty in
						INSHTD	Goundy, Calif	onnieu descr	ibed as:
	T, WILLAMETTE	MERIDIAN. 1	0 ACRES	MORE OR L	ESS	WDIILF	41 SUUTH	,	
TOGETHER WITH the r paragraph (10) of the p For the Purpose of S edness evidenced by c	provisions incorporated Securing: 1. Performanc one promissory note of	ts thereof, SUBJECT, herein by reference t ce of each agreemen	HOWEVER, to o collect and t of Trustor	the right, power a apply such rents, i incorporated by r	and author issues and eference of	rity given t profits.	o and conferred	upon Benefic	ciary by
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Do not lose or destray this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

MAIL RECONVEYANCE TO:

To .

SUUNS

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

To be used only when note has been paid.

REQUEST FOR FULL RECONVEYANCE

- DO NOT RECORD -

(14) 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 notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the femiluine and/or neuter, and the singular number includes the plural.

(12) That Trustor, or if said property shall have been transferred, the then record owner, together with Beneficiary, may from time to time, by Instrument in writing, (12) That Trustor, or it said property shall have been transferred, the then record owner, together with Beneficiary, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed and acknowledged by each and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor succeed to all its title, estate, rights, nowers and duties. Said instrument must contain the name of the original Trustee. the recorder of the county or counties where said proeprty is situated, shall be conclusive proof of proper substitution of such successor fusite of fusites, who shall be conclusive proof of proper substitution of such successor fusite of fusites, who shall be without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, who shall be been and the been and the been been and the been and without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties, said instrument must contain the name of the original instru-Trustee and Beneficiary hereunder, the book and page where this Deed is recorded, and the name and address of the new Trustee. If notice of default shall have been restee and penetricity nerevider, the book and page where this beed is recorded, and the name and audress of the new trustee. If notice or default shall have been recorded, this power of substitution cannot be exercised until after the costs, fees and expenses of the then acting Trustee shall have been paid to such Trustee, who shall and the provisions for substitution of all other provisions for substitutions and the provisions for substitution of all other provisions for substitutions. endorse receipt thereof upon such instrument of substitution. The procedure herein provided for substitution of Trustees shall be exclusive of all other provisions for substitution entorses shall be exclusive of all other provisions for substitution.

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 proceeds After deducting all costs, rees and expenses or trustee and or this trust, including cost or evidence or title in connection with sale, trustee shall apply the procedua of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at seven per cent per annum; all other sums then secured hereby;

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, 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 postpone sale of at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without 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, including Trustor, Trustee, or Beneat the time fixed by the preceding postponement. Frustee shall deliver to such purchaser its deed conveying the property so sold, but without 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, including Trustor, Trustee, or Bene-

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 of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents

these past due and unpaid, and apply the same, less costs and expenses or operation and collection, including reasonable attorney 5 less, upon any indeptedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereast as aforesaid, that not our or while any details or action of default become or involved to such rents, issues and profits and the application thereof as denenciary may determine, the entering upon and taking possession of said property, the collection of such rents, issues an the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. (11) That upon default by Trustor in payment of any Indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums when hereby immediately due and neurople by delivery to Trustop of written destables of default and of plection to

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect (10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in perform-ance of any agreement hereunder, to collect and relain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary 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 indebtedness hereby secured, enter upon and take possession of said property or any part thereof. In his own name sue for or otherwise collect such rents, issues and profits, 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 indebtedness and profits including hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and profits and possession of such rents, issues and profits are possession of said property, the collection of such rents, issues and profits and profits including possession of such rents, issues and profits are possession of said property.

(9) 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 for (9) 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 for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

(8) 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 and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby. Trustee may: reconvey any 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 subordinating the

(8) 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 and said

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

(6) That any award of damages in connection with any condemnation for public use of or 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 proceeds of

to protect the security nereor, Beneficiary or irustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which In the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees. (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at seven per cent per annum.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all To pay: at least ten bays before definquency all taxes and assessments affecting sale property, including assessments on apportenant mater stock; much due, and ances, charges and llens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust. Should Trustor fall to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, nay purchase contest or compromise any incumbrance, charge or lien which

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee; and to pay all costs and is any suff brought by Beneficiary to foresteen this Bood and in any sult brought by Beneficiary to foreclose this Deed. Incumber

(2) To provide, maintain and deliver to beneficiarly 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 Beneficiary the entities amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default here-under or invalidate any act done pursuant to such notice.

suffer or permit any act upon said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereoi; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general. (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 insure policy may be applied by Departiclery upon any indebtodance secured bareby and in such order as Beneficiary may determine, or at option of Beneficiary the

(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 workman-(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 workman-like manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvaments to be made thereon; not to commit or permit waste thereo; not to commit, suffer or permit any act upon said property to violation of laws to cultivate. Irreate, fertilize, tumigate, prune and do all other acts which from the character or use of

To protect the security of this Deed of Trust, Trustor agrees:

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.