

RECORDING REQUESTED BY

REDDING TITLE COMPANY

WHEN RECORDED MAIL TO

Mr. & Mrs. Richard H. Brunelle
4984 Amanda Drive
Redding, CA 96002

Escrow No. 51562-SB
Title Order No. K38219
3507 700 4501

Vol. 1785 Page 19013

SPACE ABOVE THIS LINE FOR RECORDER'S USE
K-38219

DEED OF TRUST AND ASSIGNMENT OF RENTS
By this Deed of Trust, dated November 19, 1985
GEORGE E. CANTALOU and CAROL A. CANTALOU, husband and wife

and Redding Title Company, a California corporation, herein called Trustor, and
RICHARD H. BRUNELLE and DOROTHY L. BRUNELLE, husband and wife as Joint Tenants

WITNESS: that Trustor grants, transfers, and assigns to trustee, in trust, with power of sale, that property
in the State of California, described as follows: Oregon, described as follows:
County of Klamath

See the legal description attached hereto and made a part hereof.
The Note secured by this Deed of Trust is given to secure a portion of the purchase
price of the herein described real property.

In the event of sale, alienation, or conveyance or all or any portion of the property
described in this Deed of Trust, whether voluntary or involuntary, and irrespective
of the maturity date, any indebtedness or obligation hereunder, at the option of the
holder hereof, shall immediately become due and payable.

Together with all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented
by shares of a company or otherwise; and profits of said realty, reserving, however, the right to collect and use the same except
during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the
same by any lawful means in the name of any party hereto.
For the purpose of securing: (1) Performance of each agreement of Trustor incorporated by reference or contained herein; (2) payment
of the indebtedness evidenced by one promissory note of even date herewith in the principal sum of \$62,777.61
payable to Beneficiary or order; (3) the payment of any money that may be advanced by the Beneficiary to Trustor, or his successors.
To protect the security of this Deed of Trust, Trustor agrees by the execution and the delivery of this deed of trust and the note
secured hereby that the provisions of Section A, including paragraphs 1 to 6 thereof and the provisions of Section B, including para-
graphs 1 to 12 thereof of the deed of trust recorded in the Official Records of Shasta County in Book 730 at Page 44; in the Official
Records of Sacramento County in Book 3746 at Page 148; Official Records of Trinity County in Book 111 at Page 10; Official
Records of Siskiyou County in Book 511 at Page 166; Official Records of Tehama County in Book 463 at Page 385; Official Rec-
ords of Lassen County in Book 196 at Page 348; and in Official Records of Modoc County in Book 193 at Page 45, which provisions
are identical in said deeds of trust, shall be and they are hereby incorporated herein and made an integral part hereof for all purposes
as fully as though set forth herein at length; and that the references to lands, obligations, and parties in said provisions shall be con-
strued to refer to the lands, obligations, and parties set forth in this deed of trust. A copy of said provisions is printed on the reverse
side of this deed of trust.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at the
following mailing address.

IN WITNESS WHEREOF, the Trustor has executed these
present, day and year first above written.

George E. Cantalou
Carol A. Cantalou

ADDRESS
(Full address, street number, city and state, must be given)
8738 Prospectors Road
Redding, CA 96001

STATE OF CALIFORNIA,
COUNTY OF
Shasta

SS.

On November 21, 1985

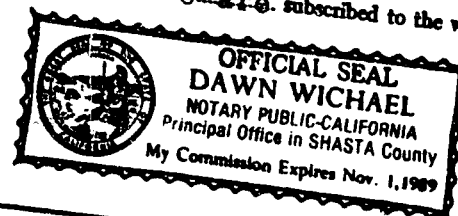
personally appeared George E. Cantalou and Carol A. Cantalou, proved to me
on the basis of satisfactory evidence
instrument and acknowledged that they executed the same.

WITNESS my hand and official seal

(Seal)

Notary Public in and for said County and State
My Commission Expires

FORM 67



DO NOT RECORD THIS SIDE

A—TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

First:—That any and all plumbing and plumbing fixtures, hot water heaters, furnaces, heating appliances, wiring, gas tilating equipment, wall and door beds, shade and curtains, fixtures, awnings, venetian shades, window screens, linoleum, sprinklers and sprinkling systems and equipment, refrigerators (built in), pumps, pump houses, engines, motors, pumping machinery, electric switches and electrical equipment, flumes, pipes and pipe lines, now installed on said real property or which may hereafter be installed thereon, and all replacements, repairs or additions thereto are hereby declared to be a part of the real property described in this Deed and subject thereto.

Second:—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 workmanlike 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 improvements to be made thereon; not to commit or permit waste thereof; 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.

Third:—To keep all buildings and improvements now or hereafter situated upon said premises insured against loss by fire to the amount of their full insurable value and against other casualties to such extent and amount as Beneficiary may from time to time designate, all of which insurance shall be written by companies satisfactory to and approved by Beneficiary under policies containing appropriate provisions for the payment of all losses under such insurance to Beneficiary. Insurance policies to be held by Beneficiary until indebtedness fully paid.

B—IT IS MUTUALLY AGREED THAT:

First:—The Beneficiary or Trustee may enter the premises and inspect the same at any time during the existence of the trust hereby created.

Second:—Beneficiary may without notice to or consent of Trustor extend the time of payment of any indebtedness secured hereby to any successor in interest of the Trustor without discharging the Trustor from liability thereon.

Third:—Any award of damages in connection with any condemnation for public use 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 fire or other insurance.

Fourth:—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 to pay.

Fifth:—At any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation, if required by trustee, 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 all or 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 lien or charge hereof.

Sixth:—Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender, if required by the Trustee, of this Deed and said note to Trustee for cancellation and retention and upon payment of Trustee's fees, Trustee shall reconvey, without warranty, of 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."

Seventh:—Upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary.

Upon such default, the Trustee and Beneficiary, or either or both of them, each in his own discretion, may, without notice to or demand upon Trustor, and without releasing Trustor from any obligation hereof, and without thereby validating any act done pursuant to such notice, enter upon and take possession of said premises, or any part thereof, either personally or by a Receiver appointed by a Court therefor and exclude Trustor therefrom and use, operate, manage and control said property and conduct the business thereof and perform such acts as may be necessary or proper to conserve the value thereof, and, with or without entering into such possession, collect and receive the rents, issues and profits and the income therefrom (which rents, issues and profits and incomes are hereby assigned, effective upon any such default on the part of Trustor, to Beneficiary) and apply the same in the manner hereinafter specified in respect to the proceeds of the sale of said premises; and also exercise such other powers in respect to said premises as such Court may direct. All expenses incurred in connection with the foregoing shall be deemed to be a portion of the expense of this trust and secured hereby.

Fourth:—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 may appear.

Fifth:—To pay, at least ten days before delinquency, all taxes and assessments affecting said property, including assessments on appurtenant water stock when due all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs and expenses paid or incurred by Trustee, or Beneficiary in the searching or checking of taxes, street assessments, irrigation taxes, and similar liens; all costs, fees and expenses of this trust.

Should Trustor fail to make any payment or to do any act 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 same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee 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.

Sixth:—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.

After the recording of a notice of default as then provided by law and posting and publication of notice of sale as then provided by law, trustee, without demand on Trustor shall sell said property at any time and place of sale fixed in said notice of sale either as a whole or in separate parcels and in such order as trustee 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 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 by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to the purchaser his deed conveying the property so sold, but without any covenant or warranty, expressed 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 Beneficiary, may purchase at such sale. The Trustee in conducting said sale may act personally, or through any auctioneer, agent or Attorney-at-Law.

After deducting all costs, fees and expenses of Trustee, and of this Trust, including cost of evidence of title; and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds 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 secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

Eighth:—Beneficiary may at any time by instrument in writing appoint a new trustee in place of any trustee named herein and/or new trustees in the place of both trustees named herein, which instrument, executed and acknowledged by said Beneficiary, and recorded in the office of the Registrar of the County in which the property herein described is situated, shall be conclusive proof of the proper substitution of such trustee or trustees who shall have all the estate, powers and duties of said Trustee predecessor.

Ninth:—Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust, or any action or proceeding in which the Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

Tenth:—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 include not only the original Beneficiary hereunder but also any future owner and holder, including pledgees, of the note secured hereby. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Eleventh:—The Trusts created hereby are irrevocable by the Trustor.

Twelfth:—If the security hereunder is community property in whole or in part and this instrument is joined in by the wife of Trustor, express assent by such wife is hereby given that her separate property is liable for the debt or obligation secured hereby.

REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid.

California, _____, 19____

REDDING TITLE COMPANY:

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. You are hereby requested and directed to cancel all evidences of indebtedness secured by said Deed of Trust and to reconvey, without warranty, the estate now held by you under the same.

THE PROMISSORY NOTE OR NOTES, AND ANY EVIDENCES OF FURTHER AND OR ADDITIONAL ADVANCES MUST BE PRESENTED WITH THIS REQUEST

Redding Title Company

- ☐ 444 E CYPRESS AVENUE-P.O. BOX 3562-REDDING, CA 96049 (916) 223-1505
- ☐ 1725 MUBA ST.-P.O. BOX 924-REDDING, CA 96099 (916) 241-6363

LEGAL DESCRIPTION
ESCROW NO. 51562-SB
TITLE NO. K38219

19015

The Northerly 100 feet of that certain parcel of land situated in Lot 9, Section 7, Township 35 South, Range 7 East, of the Willamette Meridian, Klamath County, Oregon, described as follows:

BEGINNING at a point 564 feet West of the Northeast corner of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, or on the North line of said Lot 9 and the East line of Dalles-California Highway right of way; thence West 469 feet to the lake shore line; thence West of South approximately 650 feet to the North line of 100 foot lot owned by Chas. Blair Knight by deed dated May 23, 1936, approved September 9, 1936, L-Adj. 13295 BDS; thence East along North line of said 100 foot lot, 592 feet to a point on the East line of Dalles-California Highway right of way; thence North 600 feet to the point of beginning, being all that part of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, West of East line of Dalles-California Highway right of way and North of the North line of the 100 foot lot owned by Chas. Blair Knight by deed mentioned above.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ November _____ A.D., 19 58 at 3:00 o'clock P M., and duly recorded in Vol. 485
of _____ Mortgages _____ on Page 19013

FEE \$13.00

Evalyn Biehn,
By _____ County Clerk

[Signature]