together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the

sum of TWO THOUSAND AND NO/100 -----Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if , 19 92 . July 

To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of said property.

2. To complete or restore promptly and in good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor.

3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property; if the beneficiary so requests, to join in executing such linancing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for filling same in the proper public office or offices, as well as the cost of all lien searches made by filling officers or searching agencies as may be deemed desirable by the beneficiary.

4. To provide and continuously maintain insurance on the buildings.

tions and restrictions affecting sain property jursuant to the Uniform Commerjoin in executing such limancing slatements and to pay for filing same in the
cial Code as the beneficiary may seek and to pay for filing same in the
proper public office or of these as seed as the cost of all lien searches made
by filing officers or searching agencies as may be deemed desirable by the
beneficiary To provide and continuously maintain insurance on the buildings
now or hereafter erected on the said premises against loss or damage by fire
and such other hazards as the beneficiary may from time to time require
and such other hazards as the beneficiary may from time to time require
in an amount not less than 3
and such other hazards as the beneficiary may from time to time require
in an amount not less than 3
if the grants shall be my reason to procure any such insurance and to
deliver said policy of insurance now or hereafter placed on said buildings,
to the beneficiary may procure the same at grantor's expense. The amount
oblicted under any lire or other insurance policy may be applied by beneficiary upon any indebtedness secured hereby and in such order as officiarly
may and threed, may be relevant to grantor. Such according to the
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and property before any part of such laxes, assessments and other charges that may be levied or assessed upon or
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(a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereol; (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or persons legally entitled therefo," and the recitals there'n of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustee's lees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any default by grantor hereunder, 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 its own name sue or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attriction of 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 attriction of such rents, issues and profits, or the proceeds of tire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aloresaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

12. Upon default by grantor in payment of any indebtedness secured hereby immediately due and payable. In such an event the beneficiary at his election may proceed to foreclose this, trust deed in equity as a mortgage or direct the trustee to loreclose this trust deed in equity as a mortgage or direct the trustee to loreclose this trust deed in equity as a mortgage or direct the trustee to loreclose this tr

the manner provided in ORS 86.735 to 86.795.

13. After the trustee has commenced foreclosure by advertisement and sale, and at any time prior to 5 days before the date the trustee conducts the sale, the grantor or any other person so privileged by ORS 86.753, may cure the detail or delaults. If the default consists of a failure to pay, when due, sums secured by the trust deed, the default may be cured by paying the entire amount due at the time of the cure other than such portion as would not then be due had no default occurred. Any other default that is capable of being cured my be cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing the default or defaults, the person effecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed together with trustee's and attorney's lees not exceeding the amounts provided by law.

14. Otherwise, the sale shall be held on the date and at the first the sales.

together with trustee's and attorney's tees not exceeding the amounts provided by law.

14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which said sale may be postponed as provided by law. The trustee may sell said property either in one parcel or in separate parcels and shall sell the parcel or parcels at outlook to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters of lact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

the grantor and beneticiary, may purchase at the sale.

15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including the compensation of the trustee and a reasonable charge by trustee's attorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust deed as their interests may appear in the order of their privity and (4) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

surplus.

16. Beneticiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed herein or to any successor trustee appointed herein or trustee, the latter shall be vested with all title, powers and duties conterred upon any trustee herein named or appointed hereinder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, which, when recorded in the mortgage records of the country or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

of the successor trustee.

17. 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 notily any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or sovings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an excow agent licensed under ORS 696.505 to 696.585.

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto

and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:

(a)\* primarily for grantor's personal, family or household purposes (see Important Notice below),

(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, pe se ge

This deed applies to, inures to the benefit of and binds all pairsonal representatives, successors and assigns. The term beneficiary sicured hereby, whether or not named as a beneficiary herein. In constructed hereby, whether on not named as a beneficiary herein. In constructed includes the teminine and the neuter, and the singular number includes the teminine and the neuter, and the singular number includes.	cludes the plural.	
IN WITNESS WHEREOF, said grantor has hereunt	o set his hand the	day and year first above written.
IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is of applicable; if warranty (a) is applicable and the beneficiary is a creditor such word is defined in the Truth-in-Lending Act and Regulation Z, the eneficiary MUST comply with the Act and Regulation by making required isclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent compliance with the Act is not required, disregard this notice.	1/	S, INC., a California corporation  IP MARKS, President  O autos
TATE OF CALIFORNIA )		ERY MARKS, Secretary
In <u>December 29, 1986</u> , before me, the undersign appeared HOWARD PHILIP MARKS, personally known to me or the person who executed the within instrument as the to me or proved to me on the basis of satisfactory evidement as the Secretary of the Corporation that executed the corporation executed the within instrument pursuant to instrument pursuant purs	President, and KA ince to be the per the within instrum ts by-laws or a s	THLEEN EMERY MARKS, personally known son who executed the within instru-
Into M. Half Notary Public	NOTARY SAN	TUBLIC - CALIFORNIA  ITA CLARA COUNTY m. expires OCT 16, 1987
REQUEST FOR FULL		
The undersigned is the legal owner and holder of all indebtedn trust deed have been fully paid and satisfied. You hereby are directe said trust deed or pursuant to statute, to cancel all evidences of in herewith together with said trust deed) and to reconvey, without warr estate now held by you under the same. Mail reconveyance and docu DATED:	ess secured by the id d, on payment to you debtedness secured if anty, to the parties	by said trust doed (which are delivered to you designated by the terms of said trust deed the
DATED:		
		Beneticiary
De not lose or destroy this Trust Dood OR THE NOTE which it secures. Both mu	ist be delivered to the trus	tee for cancellation before reconveyance will be made.
Grantor	RESERVED FOR DER'S USE	STATE OF OREGON, County of Klamath I certify that the within instrument was received for record on the 6th day of February 19 8, at 3:16 o'clock P M., and recorded in book/reel/volume No. M8? on page 1970 or as fee/file/instru- ment/microfilm/reception No. 71154, Record of Mortgages of said County.
R.E. & G.A. Marhefka  Beneficiary  AFTER RECORDING RETURN TO		Witness my hand and seal of County affixed.
R.E. & G.A. Marhefka		Evelyn Biehn, County Clerk
K.E. a G.A	Fee: \$9.00	NAME // / HT

Fee: \$9.00

6238 Verdugo Avenue Chino, CA 91716