

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. 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), or (b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes. This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural. IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

* IMPORTANT NOTICE: Deeds, by lining out, whichever warranty (a) or (b) is not applicable, if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures, for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice. (If the signer of the above is a corporation use the form of acknowledgment opposite.)

Oscar Samuel Perez
Helen Muir Perez

GENERAL ACKNOWLEDGMENT

STATE OF OREGON

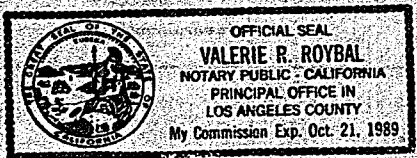
State of California }
County of Los Angeles } SS.

On this the 24 day of September 19 87, before me,

Valerie R. Roybal

the undersigned Notary Public, personally appeared

Oscar Samuel Perez and Helen Muir Perez



☐ personally known to me
☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that they executed it. WITNESS my hand and official seal.

Valerie R. Roybal
Notary's Signature - Valerie R. Roybal

herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to

DATED: 19

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED

STEVENS-NESS, LAW PUBL. CO., PORTLAND, ORE.

Oscar and Helen Perez
6323 Henri Lee Street
Lakewood, Cal. 90713
Grantor
Realvest Inc.
438 Sycamore road
Santa Monica, Cal. 90402
Beneficiary

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the State of Oregon, this 24th day of September, 1987.
RECORDED'S USE
10

STATE OF OREGON,
County of Multnomah } SS.
I certify that the within instrument was received for record on the 24 day of September, 1987, at 10 o'clock AM, and recorded in book/reel/volume No. 2561 on page 10 or as fee/file/instrument/microfilm/reception No. 8032. Record of Mortgages of said County. Witness my hand and seal of County affixed.
By: [Signature] Deputy

AFTER RECORDING RETURN TO
BENEFICIARY
81711

DO NOT DESTROY THIS NOTE: When paid, this note, with Deed of Trust securing same, must be surrendered to Trustee for cancellation before reconveyance will be made.

NOTE SECURED BY DEED OF TRUST

(INSTALLMENT - INTEREST INCLUDED)

20399

\$ 8218.97 Los Angeles California, September 10, 1987
In installments as herein stated, for value received, I promise to pay to Realvest Inc. D.B. A. Sierra
Construction, A Nevada Corporation
or Santa Monica, Cal. or where designated the principal sum of
Eight Thousand Two hundred Eighteen 97/100 dollars,
with interest from September 11, 1987 on unpaid principal at the rate of Twelve (12%) per cent
per annum; principal and interest payable in installments of Ninety one and 00/100
(\$91.00) dollars or more on the First day of
each Calendar Month month, beginning on the First day of October, 1987
and continuing until September 1, 2006 at which time the unpaid principal balance
and accrued interest shall become due and payable.

Each payment shall be credited first on interest then due; and the remainder on principal; and the interest shall thereupon cease upon the principal so credited. Should default be made in payment of any installment of principal and interest, the whole sum of principal and interest shall, at the option of the holder of this note, become immediately due. Principal and interest payable in lawful money of the United States. If action be instituted on this note, the undersigned promise to pay such sum as the Court may adjudge as attorney's fees. This note is secured by a DEED OF TRUST to: ASPEN TITLE & ESCROW, INC.

Oscar Samuel Perez

Helen Muir Perez

THIS FORM FURNISHED BY SAFECO TITLE INSURANCE COMPANY

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Realvest Inc.
of November A.D. 1987 at 8:31 o'clock A M., and duly recorded in Vol. M87
of Mortgages on Page 20397

FEE \$15.00

Evelyn Biehn, County Clerk
By Sam Smith