		File #42920 TD	#88893		and the second se	LISHING CO., PORTLAND. OR. 9720
FORM-N	0. 111-Oregon Tru	t Deed Series -TRUST DEED.	TRUST DE	ED V	01. m88 P	age <u>12580 (</u>
	00000		1041	June		19.88 betwee
Ka	THIS TRU	ST DEED, made this ash-Hakimi and	E. D. Hakimi	, of 2953	Dona Susana	19.88 , betwee Dr. Studio City,
CA	91604	stments, Inc. 6	Acacia In	vestments,	In c .	as Trustee, an
as Gr	antor, nix Inve	stments, Inc. 6	253 Hollywoo	d Blvd.#61	4, Los Ange	eles, CA 90020
			<u></u>		· ····	
as Be	eneficiary,		WITNESS	ETH:	tout with power	or of sale, the proper
	Grantor irr	evocably grants, burgain County.	ns, sells and convey Oregon described	as:	trust, with powe	
in						
	Northwe	rth Half of the est quarter of h County, Oregon	Section 30,	of the Nort Fownship 39	thwest quar), Range 15	ter of the East. W.M.
				intly by K	atrin Dada	sh-Hakimi,
	The amo	ount of \$2,275.0 Nakimi and Manco	otchehr Torba	ti who exc	euted sepa	rate trust
	deeds a	lakimi and Manco and notes in the	e same amount	and secur	red by the	same property
						. belooding of in any
tojte	ther with all ar	nd singular the tenements, ! pertaining, and the rents, is	ereditaments and approved and provide the second profits thereof	urtenances and all of and all fixtures i	other rights thereu now or hereafter at	tached to or used in con
	or herealter ap	estate		L	a grantor herein co	ontained and payment of
su m	'I'W	o Thousand Ino	nunui o -			it is a standing
or e		nerewith, payable to benefici	ary or order and made	by grantor, the h	nai payment - 1	
not	sooner paid, to	be due and payable	I have the instrument is	the date, stated a	bove, on which the	tinal instantient of sale
bec	omes due and p conveved, as	maturity of the debt scure, bayable. In the event the wi signed or alienated by the clary's option, all obligation immediately due and para	grantor without first	having obtained th ument, irrespective	e written consent o e of the maturity	dates expressed thereir
the har		ciary's option, all oblutation is immediately due and paya ascribed real property is not cu		und timber or grazin	g purposes.	
	The above de	escribed redi property is not t		(a) contactine	-t on creating any re-	plat ol said property; (b) ju striction thereon; (c) join in this deed or the lien or c I or any part of the property
and	I. To protect,	nove or demolish any building o	a improvement thereon;	subordination or othe	without warranty, al	ll or any part of the property
i not	to commit or perio	to or restore promptly and in	good and workmanned	be conclusive proof	of the truthlulness the this paragraph shall be	not less than \$5.
dest	J. To comply	with all laws, ordinances, regulation affecting said property; if the bi	eneticiary so requests, to	time without notice,	either in person, by and without regard to	agent or by a receiver to t the adequacy of any securi
1010	a in executing she	financing statements pursuant to reficiary may require and to pay or offices, as well as the cost c searching agencies as may be c	y for thing same at the	erty or any part th	ereol, in its own name	e and unpaid, and apply the
Len	ining bilicers of	and continuously maintain ins	urance on the buildings	ney's lees upon any	indebtedness secured	hereby, and in such order as
enc	I such other haia	than S	written m	collection of such r	compensation or awar	g possession of said propert , or the proceeds of fire and ds for any taking or damage percol as aloresaid, shall not o
1 201	licies of insurance	fail for any reason to procure at	y such insurance and to	waive any default of pursuant to such no	or notice of default he tice.	ereunder or invalidate any ac
1 10	n of any poncy	procure the same at grantor	s expense. The infound	12. Upon d hereby or in his per declare all sums si	formance of any agree	ayment of any indebtedness ment hereunder, the benelicia ately due and payable. In s proceed to foreclose this tru
	iry upon any inde	btedness secured hereby and in t option of beneficiary the entire	e amount so collected, or	event the beneficial in equity as a more	tgage or direct the trust sale. In the latter even	ustee to loreclose this trust d it the beneficiary or the trust
an	y part mereor, ma	advant or notice of delivelt de	reunder or invandant uny	execute and cause	lescribed real property	y to satisfy the obligation
ta la	xes, assessments a	nd other charges that may be line before any part of such taxe	s, assessments and other y deliver receipts therefor	thereof as then red the manner provide	d in ORS 86.735 to 86	5,795.
() Ch	arges Deconne pas	I the drantor fail to mak : pay	nent of any tarter sither	sale, and at any ti	me prior to 5 days oct r any other person so	privileged by ORS 86.753, m
b) m	ake such paymen	t, beneficiary may, at its option	forth in the note secured	sums secured by entire amount due	at the time of the cu	re other than such portion a Any other default that is ca
h h	ereby, together will ust deed, shall be	added to and become a part of	om breach of any of the	being cured my b	deed. In any case,	in addition to curing the de
	rty hereinbelore	lescribed, as well as the granto bay are bound for the paymen	t of the obligation herein	and expenses actu	ee's and attorney's fee	s not exceeding the amounts j
d	ut notice, and the	nonpayment thereof shall, at the	tely due and payable and	14. Other		held on the date and at the t or the time to which said s trustee may sell said propert id shall sell the parcel or pi
0	onstitute a breach	all costs, fees and expense of the all costs, fees and expense of the vell as the other costs and exper- or in enforcing this obligation a ad	as trust including the cost	in one parcel or	thest bidder for cash,	payable at the time of sale.
	ees actually incurr	ed.	proceeding purporting to	the property so s	in the deed of any m	atters of lact shall be conclusion archiving the trustee, but
	affect the security action or proceedin any suit for the f	g in which the beneliciary or tru- oreclosure of this deed, to pay title and the beneliciary's or t	all costs and expenses, in- rustee's attorney's lifes; the	of the truthtuine the grantor and b 15. When	eneticiary, may purcha trustee sells pursuant	ise at the sale. to the powers provided hereir
	amount of attorney	y's lees mentioned in this para?"	peal from any judgment of	shall apply the p cluding the comp	ensation of the trustee the obligation secured	and a reasonable charge by by the trust deed, (3) to al
	pellate court shall	adjudge reasonable as the bene appeal.	enciary s or induced and	deed as their inte	rests may appear in the transfer of the franter or to his	he order of their priority and successor in interest entitled
	It is muti 8. In the e	went that any portion or ell of a minent domain or condermation		surplus. 16. Benef	iciary may from time re-named herein or to	to time appoint a successor of any successor trustee appoint
	as compensation I	or such taking, which are in ere	y's lers necessarily paid of	f truster, the latter	shall be vested with herein named or appoint	all title, powers and duties nted hereunder. Each such app
1	applied by it inst	and encellute courts, necessarily	paid of incurrent brades	Which, which	orded in the mortgage ty is situated, shall be	ten instrument executed by be records of the county or co conclusive proof of proper app
	liciary in such p secured hereby; a	nd Arantor afrees, at its own en	ory in obtaining such con	17. Trust	rustee. ee accepts this trust	when this dred, duly exec
	9. At any	time and from time to the up	this deed and the note la	or obligated to noti	ty any party the state	t'-L dependent herelicisty
	endorsement (in o the liability of at	of its fees and presentation of case of full reconveyances, for car my person for the paymedi of the	e indpbtedness, trustee ma	iy - shall be a party	Unless such denote a	proceeding is brought by trust Dregon State Bar, a bank, trus

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NOTE: The Trust Deed Act provides that the trustes hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do Lusiness 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, a mass or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

12581The 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 detend 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, temily, household or agricultural purposes (see Important Notice below), (b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes other than agricultural This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, execu-tors, personal representatives, successors and essigns. 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. X ICATRIA DAJashhakim * IMPORTANT NOTICE: Delete, by lining out, whichever warrenty (a) or (b) is not applicable; if warrenty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-lending Act and Regulation I, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwolling, use Stavens-Ness Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, or is not to finance the purchase of a dwelling use Stavens-Ness Form No. 1306, or equivalent. If compliance with the Act is not required, disregard this notice. Kat'rin Dadash-Hakimi XC. D. HAKIM E, D, Hakimi (If the signer of the above is a corporation, use the form of acknowledgment opposite.) STATE OF California County of Los Angeles Personally appeared who, each being first Personally appeared the above named Katrin Dadash-Hakimi and E. D. Hakimi duly sworn, did say that the former is the president and that the latter is the..... -----, personally known to me or proved to me on the basis of secretary of a corporation, and that the seal attixed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act satisfactory evidence and acknowledged the foregoing instruvoluntary act and deed. nd deed. ment to be Belore me: (OFFICIAL Mac. Heldman (OFFICIAL Notary Public for Oregon SEAL) SEAL) Notary Public for . My commission expires: My Commission expires L 1 EE! NOTARY PUBLIC - CALIFORNIA REQUEST FOR FULL RECONVEYANCE LCS ANGELIS COUNTY , REQUEST FOR FULL RECONVEYANCE My comm. exp.rcs OUT 7, 1983 ; To be used only when obligations have been paid. Trustee The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said TO: trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to carcel all evidences of indebtedness secured by said trust deed (which are delivered to you 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 bytyou under the same. N'ail reconveyance and documents to estate now held by you under the same. N'ail teconveyance and documents to . . 19 . . . DATED: 1 Beneliciary ್ಗ Do not loss or destroy this Trust Deed OR THE NOTS which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made. STATE OF OREGON, SS. TRUST DEED County of __Klamath I certify that the within instrument (FORM No. 831) STEVENS-NESS LAW PUB. CO., PORTLAND. ON was received for record on the 4th day Katrin Dadash-Hakimi at 12:12 o'clock P. M., and recorded Eli Dadash-Hakimi in book/reel/volume No. M88 on 2953 Dona Susana Dr. SPACE RESERVED page 12580 or as fee/file/instru-Studio City, CA 91604 Grintor ment/microfilm/reception No.....90030 FOR Mannix Investments, Inc. RECORDER'S USE Record of Mortgages of said County. 6253 Hollywood Blvd. #614 Witness my hand and seal of Los Angeles, CA 90028 County affixed. AFTER RECORDING RETURN TO Evelyn Biehn County Clerk Mannix Investments, Inc. NAME By Muline Mucharologe Deputy 6253 Hollywood Blvd. #614 Los Angeles, CA 90028 11 Fee \$13.00 - -----

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