

AND WHEN RECORDED MAIL TO

Name Trans Continental Leasing, Inc.  
Street Address 8383 Wilshire Blvd., #1024  
City & State Beverly Hills, CA 90211

MTL-2419

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL)

			ALL
			PIN

Title No. 20119

Escrow No.

This Deed of Trust, made this 18th day of August, 1988, between  
Walter Gordon Schmid and Yvonne Diane Schmid, Husband and Wife, herein called Trustor,  
whose address is ASHLAND STAR RT. KLAMATH FALLS OREGON 97603,  
Continental Land Title Company, a California corporation, herein called Trustee, and  
Trans Continental Leasing, Inc., herein called Beneficiary,

Witnesseth: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE,**  
that property in Klamath County, California, described as:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.  
For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another document reciting it is so secured. See Riders A & B attached hereto and made a part hereof.

To Protect the Security of this Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the ~~XXX~~ secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Imperial	1771	501	Modoc	184	851	San Francisco	A332	905	Solano	1105	182
Alpine	1	250	Inyo	147	578	Monoc	52	429	San Joaquin	2470	311	Sonoma	1851	689
Amador	104	348	Kern	3427	50	Monterey	2194	538	San Luis Obispo	1151	12	Stanislaus	1715	456
Butte	1145	1	Kings	72	833	Napa	639	86	San Mateo	4078	420	Sutter	572	297
Calaveras	145	152	Lake	342	39	Nevada	305	320	Santa Barbara	1878	860	Tehama	401	289
Colusa	296	617	Lassen	171	471	Orange	5889	611	Santa Clara	5336	341	Trinity	93	366
Contra Costa	3978	47	Los Angeles	1245	899	Placer	895	301	Santa Cruz	1431	494	Tulare	2294	275
Del Norte	78	414	Madera	171	471	Plumas	151	5	Shasta	684	528	Tuolumne	135	47
El Dorado	568	456	Marin	1403	339	Riverside	3005	523	San Diego	Series 2 Book 1961,		Vanura	2062	386
Fresno	4626	572	Mariposa	77	272	Sacramento	4331	62		Page 183887		Yolo	653	245
Glen	422	184	Mendocino	577	530	San Benito	271	383	Sierra	29	335	Yuba	334	486
Humboldt	657	527	Merced	1447	538	San Bernardino	5567	61	Siskiyou	468	181			

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length, that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA  
COUNTY OF Siskiyou SS.

Signature of Trustor

On August 18, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Walter Gordon Schmid  
and Yvonne Diane Schmid

Walter Gordon Schmid 8-18-88  
Yvonne Diane Schmid 8/18/88

personally known to me or proved to me on the basis of satisfactory evidence to be the person S, whose name S subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature Luetta Catherine Salyer



(This area for official notarial seal)

**To Protect the Security of This Deed of Trust, Trustor Agrees:**

- [illegible]

REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid:

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 said Deed or 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.

Mail Reconveyance to:

By \_\_\_\_\_

By \_\_\_\_\_

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



**Continental  
Land Title Company**

Subsidiary of

**Lawyers Title Insurance Corporation**

LOS ANGELES COUNTY  
60 Universal City Plaza Universal City, CA 91608

ORANGE COUNTY  
MADON ST., SANTA ANA, CA 92701  
(714) 835-5575

IVERSIDE COUNTY  
1001 Avila Boulevard, CA 92506  
(714) 784-2170

**SACRAMENTO COUNTY**  
 on Blvd., Sacramento, CA 95815  
 (916) 920-4711

**SAN BERNARDINO COUNTY**  
995 NORTH AUTOWAY AVE., SAN BERNARDINO, CA 92406  
(714) 863-6441

**SANTA CLARA/ALAMEDA COUNTIES**  
150 North First Street, San Jose, CA 95131  
(408) 435-8088, 1-800-762-2776

DIEGO COUNTY  
51, San Diego, CA 92111  
619/278-4171

SANTA BARBARA COUNTY  
100 E Cerrillo St., Santa Barbara, CA 93101  
(805) 965-7091

VENTURA COUNTY  
351 Daly Dr., Suite 100, Camarillo, CA 93010  
(818) 868-6631

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of the SW1/4 of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Southerly line of Gordon Street and the Westerly line of Main Street as shown on the Plat of Worden; thence Northwest along the Southerly line of Gordon Street 330 feet, to the point of beginning; thence Southwest parallel to Main Street 150 feet; thence Southeast parallel to Gordon Street 170 feet; thence Southwest parallel with Main Street 50 feet; thence Northwest parallel with Gordon Street 500 feet; thence Northeast parallel with Main Street 200 feet to the Southerly line of Gordon Street; thence Southeast along the Southerly line of Gordon Street to the point of beginning.

ALSO beginning at the intersection of the Southerly line of Gordon Street and the Westerly line of Main Street; thence Southwest along the Westerly line of Main Street, 150 feet to the point of beginning; thence continuing Southwest 25 feet; thence Northwest parallel to Gordon Street 140 feet; thence Northeast parallel to Main Street 25 feet; thence Southeast to the point of beginning.

Tax Account No.: 4008 034CC 01000  
4008 034CC 01200

RIDER "A"

This is a Rider attached to and made a part of Deed of Trust dated August 18th, 1988.

This Deed of Trust is given for the purpose of securing the full and faithful performance of the terms and conditions and the unpaid balance of any and all leases by and between Trans Continental Leasing, Inc. as Lessee and Walter G. Schmid dba M & M Market as Lessor, together with all successors and assigns of Lessor, including but not limited to, it's assignees.

Should the trustor or his successors in interest without the consent, in writing, of the beneficiary herein, sell, transfer, convey or sell by CONTRACT OF SALE, or permit to be sold, transferred, conveyed, or sold by CONTRACT OF SALE, his interest in the property or any part thereof, then beneficiary may, at his option, declare all sums secured hereby immediately due and payable.

Walter G. Schmid  
Walter G. Schmid

Yvonne D. Schmid  
Yvonne D. Schmid

RIDER "A"

This is a Rider attached to and made a part of Deed of Trust dated August 18th, 1988.

This Deed of Trust is given for the purpose of securing the full and faithful performance of the GUARANTOR under the Continuing Guaranty agreement executed by Yvonne D. Schmid individually, guaranteeing the full and faithful performance of the terms and conditions and the unpaid balance of any and all leases by and between Walter G. Schmid dba M & M Market as Lessee and Trans Continental Leasing, Inc. as Lessor, together with all successors and assigns of Lessor, including but not limited to, it's assignees.

Should the trustor or his successors in interest without the consent, in writing, of the beneficiary herein, sell, transfer, convey or sell by CONTRACT OF SALE, or permit to be sold, transferred, conveyed, or sold by CONTRACT OF SALE, his interest in the property or any part thereof, then beneficiary may, at his option, declare all sums secured hereby immediately due and payable.

Yvonne D. Schmid  
Yvonne D. Schmid

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day of Aug. A.D., 19 88 at 3:24 o'clock P. M., and duly recorded in Vol. M88, of        of        Mortgages on Page 13849.

Evelyn Biehn County Clerk  
By Pauline M. [Signature]

FEE \$23.00