25886	HSPEN 30080
작 <u>면</u> 경영화하는 것이 하는 것이 되었다.	ASPEN 36080 Vol.m9/ Page 2
Trust Deed made this	Lad day of November 1990, between
Grantor, and FN Realty Servi an Oregon Corporation as Tr	TRUST DEED VOLM9/ Page Z 2 nd day of November, 1990, between Keiko Lee, husband twife as Tenants by The Entireth ices, Inc., a California corporation, as agent for Aspen Title and Escrow, In ustee for Perla Enterprises, Inc., an Oregon Corporation and Western Zapa action as Beneficiary and Aspen Title
as Trustee. Grantor conveys	to Trustee in trust with the power of sole the following days:
	scincins, conditions and restrictions of record:
of Klamath County, Or	Block 4 Lot 16 SPRAGUE RIVER PINES,
This Trust Deed is give contained and payment of the s	ven for the purpose of securing performance of each agreement of Grantor here um of \$ 10,500.
with interest thereon according dated November 2, 19 paid, on December 1	to the terms of a promissory note executed by Grantor and payable to Beneficial to the terms of a promissory note executed by Grantor and payable in installments with the last installment to become displayed by Real by Services 79. Real by Services 19. North Lake Ave
Grantor agrees:	N Realty Services 35 North Lake Ave 25 Sasadena Ca 91101
(1) To protect, preserv permit any waste of said proper	Attn: Deborah Acc # 0791-SR003
The second s	laws, ordinances, regulations, covenants, conditions and restrictions affecting sa
	y free from all liens and to pay all taxes, assessments, maintenance charges or other
added to the principal owing uno	essed upon or against said property before the same become past due or delinquent on a same become past due or delinquent on the same become delinquent and the amount so paid shall be the promissory note above described at the same rate of interest and with cost
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(4) To pay all costs, fee the costs of title search and oth	s and expenses incurred by Beneficiary or Trustee under this agreement, including costs and expenses incurred in connection with or enforcing this obligation
(4) To pay all costs, fee the costs of title search and oth including attorney's fees. (5) Upon default by Gre	s and expenses incurred by Beneficiary or Trustee under this agreement, including the costs and expenses incurred in connection with or enforcing this obligation antor of any provision of this agreement Personal and the connection with the connection of the connection of the connection with the connection of the conn
(4) To pay all costs, fee the costs of title search and oth including attorney's fees. (5) Upon default by Gra hereby to be immediately due an	s and expenses incurred by Beneficiary or Trustee under this agreement, including the costs and expenses incurred in connection with or enforcing this obligation antor of any provision of this agreement Personal and the connection with the connection of the connection of the connection with the connection of the conn
(4) To pay all costs, fee the costs of title search and oth including attorney's fees. (5) Upon default by Gra hereby to be immediately due an Grantor and Beneficiary (1) In the event the with to be sold, conveyed, assigned capproval of the Beneficiary then,	s and expenses incurred by Beneficiary or Trustee under this agreement, including the costs and expenses incurred in connection with or enforcing this obligation antor of any provision of this agreement Beneficiary may declare all sums secure ad payable.
(4) To pay all costs, fee the costs of title search and oth including attorney's fees. (5) Upon default by Gra hereby to be immediately due an Grantor and Beneficiary (1) In the event the with to be sold, conveyed, assigned a approval of the Beneficiary then, of the maturity dates expressed to	s and expenses incurred by Beneficiary or Trustee under this agreement, including the costs and expenses incurred in connection with or enforcing this obligation antor of any provision of this agreement Beneficiary may declare all sums secure ad payable. If further covenant and agree: In described property, or any part thereof, or any interest therein is sold, agree or alienated by the Grantor without having first obtained the written consent of at the Beneficiary's option, all obligations secured by this instrument irrespective therein or herein, shall become immediately due and payable.
(4) To pay all costs, fee the costs of title search and oth including attorney's fees. (5) Upon default by Grantereby to be immediately due and Grantor and Beneficiary (1) In the event the with the besold, conveyed, assigned approval of the Beneficiary then, of the maturity dates expressed to (2) Grantor agrees to pay monthly installment of principal (3) Grantor agrees that thate it is called for under the note to 10% of the principal and interest intorney's fees) as called for under the condensation.	s and expenses incurred by Beneficiary or Trustee under this agreement, including the costs and expenses incurred in connection with or enforcing this obligation antor of any provision of this agreement Beneficiary may declare all sums secure ad payable. In further covenant and agree: In described property, or any part thereof, or any interest therein is sold, agree or alienated by the Grantor without having first obtained the written consent of at the Beneficiary's option, all obligations secured by this instrument irrespective herein or herein, shall become immediately due and payable. In a collection fee of \$3.00 per month, which fee shall be due and payable with each and interest. In the event any installment is not received by Beneficiary within 15 days of the content of such installment, in addition to such costs and in an amount equatest portions of such installment, in addition to such costs and in the expenses (including the standard of the standa
(4) To pay all costs, fee the costs of title search and oth including attorney's fees. (5) Upon default by Grahereby to be immediately due and Grantor and Beneficiary (1) In the event the with to be sold, conveyed, assigned approval of the Beneficiary then, of the maturity dates expressed to (2) Grantor agrees to paymonthly installment of principal (3) Grantor agrees that late it is called for under the note to 10% of the principal and internationers's fees) as called for under the on or before the due date of the Grantor is the owner of	s and expenses incurred by Beneficiary or Trustee under this agreement, including the costs and expenses incurred in connection with or enforcing this obligation antor of any provision of this agreement Beneficiary may declare all sums secure ad payable. In further covenant and agree: In described property, or any part thereof, or any interest therein is sold, agree or alienated by the Grantor without having first obtained the written consent of at the Beneficiary's option, all obligations secured by this instrument irrespective herein or herein, shall become immediately due and payable. In a collection fee of \$3.00 per month, which fee shall be due and payable with each and interest. In the event any installment is not received by Beneficiary within 15 days of the content of such installment, in addition to such costs and in an amount equatest portions of such installment, in addition to such costs and in the expenses (including the standard of the standa
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Notary Public for ______ My Commission Expires

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STATE OF HAWAII, Honolulu COUNTY OF.

November 26, 1990 before me. the undersigned, a Notary Public in and for said County and State, personally appeared John L. Cooper known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly deposed and said: That he 1907 Nuna Place, Honolulu, _ resides at was present and saw David R. Lee and Keiko Lee he him to be the person described personally known to in, and whose name is subscribed to the within and annexed instrument, execute the same; and that affiant subscribed his name thereto as a witness to said execution Signature 1992, payable in installments with the last installment to become disort murtastr FN Realty Services 35 North Lake Ave Pasadena Ca 91101 Attn: Deborah Acc # 0791-SR003

December

(i) To protest, preserve and maintain said property in good condition and repair and not to commit or evant any waste of said property.

1) To comply with all laws, ordicances, regulations, covenants, conditions and restrictions affecting said

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Title Co the A.D., 19 <u>91</u> Feb. <u>3:16</u> P.M., and duly recorded in Vol. __M91 _ o'clock _ of _ Mortgages on Page <u>2753</u> Evelyn Biehn. County Clerk FEE \$13.00

(5) Upon default by Grantor of any provision of this agreement Beneficiary may declere all sums secured hereby to be immediately due and payable.

Grantor and Beneficiary further covenant and agree:

(1) he the event the within described property, or any part thereof, or any interest therein is sold, agreed at he sold; confedent assigned or allunted by ille Grantor without having first obtained the written consent or approval of the Beneficiary then, at the Beneficiary's option, all obligations secured by this instrument irrespective of the manarity dates expressed therein or herein, shall become immediately due and payable.

(2) Granter agrees to pay a collection fee of \$3.00 per month, which fee shall be due and payable with each rate will functalliment of principal and interest.

(3) Granter agrees that in the event any installment is not received by Beneficiary within 15 days of the state it is called for under the note, a late charge on such delinquent installment may be charged in an amount equal to 10% of the principal and interest portions of such installment, in addition to such costs and expenses (including attorney's feets) as called for under said note and Deed of Trust, and that such late charge shall be due and payable on or before the due date of the next installment.

Grantor is the owner of the above described property, free and clear of any encumbrances, except those above described and will werrant and defend the same ngainst all persons.

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