27465	TRUST DEED Vol.mal Page 548
Trust Deed made this 3rd A. ESPESOR AND FE A. ESPE	day of JANUARY , 19 91 , between NOE
an Oregon Corporation as Trustee for Land Corp., a Nevada Corporation as as Trustee.	e, a Cantornia corporation, as agent for Aspen Title and Escrow, Inc., Perla Enterprises, Inc., an Oregon Corporation and Western Zapata Beneficiary and Aspen Title and Escrow, Inc., an Oregon Corporation
b cuscinents	ee in trust with the power of sale the following described property; conditions and restrictions of record:
of First Ad	Block 8 Lot 14 dition SPRAGUE RIVER PINES.
Klamath County, Oregon	4
with interest thereon according to the	Donars,
paid, on XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	rms of a promissory note executed by Grantor and payable to Beneficiary yable in installments with the last installment to become due, if not sooner FEBRIARY 28, 2001.
Grantor agrees:	
(1) To protect, preserve and n permit any waste of said property.	naintain said property in good condition and repair and not to commit or
(2) To comply with all laws, or property.	dinances, regulations, covenants, conditions and restrictions affecting said
Beneficiary, at its option, may pay such	om all liens and to pay all taxes, assessments, maintenance charges or other on or against said property before the same become past due or delinquent. items when the same become delinquent and the amount so paid shall be promissory note above described at the same rate of interest and with costs
(4) To pay all costs, fees and ex the costs of title search and other costs including attorney's fees.	penses incurred by Beneficiary or Trustee under this agreement, including and expenses incurred in connection with or enforcing this obligation,
y and payage	
Grantor and Beneficiary further	
approval of the Beneficiary then, at the F of the maturity dates expressed therein of	ribed property, or any part thereof, or any interest therein is sold, agreed ated by the Grantor without having first obtained the written consent or deneficiary's option, all obligations secured by this instrument irrespective or herein, shall become immediately due and payable.
(2) Grantor agrees to pay a colle monthly installment of principal and inte	ction fee of \$3.00 per month, which fee shall be due and payable with each rest.
to 10% of the principal and interest port	vent any installment is not received by Beneficiary within 15 days of the charge on such delinquent installment may be charged in an amount equal ons of such installment, in addition to such costs and expenses (including ote and Deed of Trust, and that such late charge shall be due and payable tallment.
Grantor is the owner of the abo above described and will warrant and de	ve described property, free and clear of any encumbrances, except those fend the same against all persons.
IN WITNESS WHEREOF, G	antor has executed this agreement the day and year first above written.
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Control of the Contro	flyana
STATE OF GUAM, Cou	nty of AGANA, ss:
The foregoing instrument was an example. 199	knowledged before me this day of day of
Concret 1	January Sen
	My Commission Expires - Territory of Guam U.S.A
	My Commission Expires: July 31, 1993

_ day

TRUST DEED

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