## TRUST DEED

28857

8098

Trust Deed	made this	16	day of De	cember	Q.n .	
Narut	o Nakamu	IVA YYOSH	in Alakan	LEMIDEN 14Va, Husbary	_, 19 <u>90</u> , bet	ween 77
Grantor, a	nd FN Realty Ser	vices. Inc., a Cali	fornia corneratio	n, as agent for Asp	2TWITP AS PA	and 1,88 Entra
an Oregon	Corporation as T	rustee for Perla F	nternrises Inc	an Oregon Com	en Tiue and Esc	row, inc.,
Land Corp	., a Nevada Corp	oration as Benefici	ary and Acnon T	tle and Escrow, In	ation and Weste	rn Zapata
as Trustee.				ine and Escrow, Ind	c., an Oregon Co	orporation
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UTAL SROIL

Vol<u>m91 Page</u> 8097

Grantor conveys to Trustee in trust with the power of sale the following described property; subject to all reservations, easements, conditions and restrictions of record:

Tract	1029	Block	8	T	ot 7	
of	and the state of the state of the		وي دي د د د د			ER PINES.
Klamath Co	unty, Oregon					<b>OK I II 110</b> ,

This Trust Deed is given for the purpose of securing performance of each agreement of Grantor herein contained and payment of the sum of  $\frac{\mathcal{E}/\mathcal{E} \vee \mathcal{E}nThousand Five hundred Marginston Dollars,}{\mathcal{E}/\mathcal{E} \vee \mathcal{E}nThousand Five hundred Marginston Dollars,}$  with interest thereon according to the terms of a promissory note executed by Grantor and payable to Beneficiary dated  $\underline{Dreember 16, 1992}$ , payable in installments with the last installment to become due, if not sooner paid, on  $\underline{MFE}$ 

Grantor agrees:

in a

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STATE OF

(1) To protect, preserve and maintain said property in good condition and repair and not to commit or permit any waste of said property.

(2) To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property.

(3) To keep the property free from all liens and to pay all taxes, assessments, maintenance charges or other charges that may be levied or assessed upon or against said property before the same become past due or delinquent. Beneficiary, at its option, may pay such items when the same become delinquent and the amount so paid shall be added to the principal owing under the promissory note above described at the same rate of interest and with costs for collection.

(4) To pay all costs, fees and expenses incurred by Beneficiary or Trustee under this agreement, including the costs of title search and other costs and expenses incurred in connection with or enforcing this obligation, including attorney's fees.

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

Grantor and Beneficiary further covenant and agree:

(1) In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the 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 maturity dates expressed therein or herein, shall become immediately due and payable.

(2) Grantor agrees to pay a collection fee of \$3.00 per month, which fee shall be due and payable with each monthly installment of principal and interest.

(3) Grantor agrees that in the event any installment is not received by Beneficiary within 15 days of the date 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 fees) 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 warrant and defend the same against all persons.

IN WITNESS WHEREOF, Grantor has executed this agreement the day and year first above written.

Notary Public for \_\_\_\_\_ My Commission Expires

Notary m. Bast

. SS:

day of

Witnessed by hahamura Joshino nahamura. 12-16-90 John Alcooper

, County of

, by

The foregoing instrument was acknowledged before me this

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STATE	OF HAWAN, TY OFHonolulu	} ss.		
	January 09, 1991			
On the unde	rsigned, a Notary Public in and for sa	id County and State.		
	ly appeared <u>John L. Coc</u> o me to be the person whose name		FOR NOTARY	SEAL OR STA
within it	strument as a witness thereto, who	o being by me duly		
<u>190</u>	eposed and said: That <u>he</u> 7 Nuna Place, Hono., Naruto	HI : that		
		ino Nakamura	L	S 1
personal in, and	ly known to <u>him</u> to be the whose name is subscribed to the v	e person described within and annexed		- - - - - - - - - - - - - - - - - - -
instrume	nt, execute the same: and that affiant are as a witness to said execution.			
Signatur	Cr.a. : CV	enhan_		1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 
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