

30760

TRUST DEED

Vol. 91 Page 11500

Trust Deed made this 23 day of FEBRUARY, 1991, between ALEXANDER M. CASTRO A MARRIED MAN AS HIS SEPARATE PROPERTY, as Grantor, and FN Realty Services, Inc., a California corporation, as agent for Aspen Title and Escrow, Inc., an Oregon Corporation as Trustee for Perla Enterprises, Inc., an Oregon Corporation and Western Zapata Land Corp., a Nevada Corporation as Beneficiary and Aspen Title and Escrow, Inc., an Oregon Corporation as Trustee.

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 4 Lot 3
of SPRAGUE RIVER PINES,
Klamath County, Oregon

This Trust Deed is given for the purpose of securing performance of each agreement of Grantor herein contained and payment of the sum of \$ 13,500.00 Dollars, with interest thereon according to the terms of a promissory note executed by Grantor and payable to Beneficiary dated FEB. 23, 1991, payable in installments with the last installment to become due, if not sooner paid, on APRIL 30, 2001.

Grantor agrees:

(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.

ALEXANDER M. CASTRO

STATE OF GUAM, City of AGANA, ss:
The foregoing instrument was acknowledged before me this 23RD day of FEBRUARY, 1991, by

Notary Public for

My Commission Expires

ROMAN S. FEL
NOTARY PUBLIC
In and for the Territory of Guam U.S.A.
My Commission Expires July 31, 1993

Noted 11/20/80

DEED TRUST

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01-18-1967

11501

[illegible]

...to the ...

STATE OF OREGON: COUNTY OF KLAMATH: SS.

STATE OF OREGON: COUNTY OF KLAMATH. 33.

Filed for record at request of _____ ATC _____ the _____ 17th _____ day
of _____ June _____ A.D., 19 _____ 91 at _____ 3:35 _____ o'clock _____ P.M., and duly recorded in Vol. _____ M91
_____ of _____ Mortgages _____ on Page _____ 11500.
_____ Evelyn Biehn _____ County Clerk

Evelyn Biehn County Clerk
By Dorothy Muehl

FEE **\$13.00**

After Recording return to:
FN Realty Services Inc.
35 North Lake Ave
Pasadena Ca 91101
Attn: Deborah Acc 0791-SR0

Recording return to:
 Realty Services Inc.
 1000 North Lake Ave
 Menlo Park Ca 94025
 : Deborah Acc 0791-SR028

1. The above information was obtained from the records of the Department of the Interior, Bureau of Land Management, and is being furnished to you for your information.

1. The above information is provided for your information only. It is not intended to be used for any other purpose.

do not have any other information regarding the same.

[illegible][illegible]

The following information was obtained from a review of the records of the Department of Social Services, New York City, regarding the activities of the above named individuals during the period from January 1, 1960, to December 31, 1960.

[illegible]

... of the ... and ...

100-443886-1000

~~RECEIVED~~

[Faint, illegible text]