

34518

Vol 5991 Page 18391

RECORDING REQUESTED BY

PO Box 531
Susanville, Ca. 96130
(916) 257-9774

WHEN RECORDED MAIL TO

PO Box 531
Susanville, Ca. 96130
(916) 257-9774

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BOND NO. RB 25-00237064 BOND AMOUNT \$ 12,000.00 DEFENDANT KEVIN C. REED

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 3rd day of SEPTEMBER, 19 91,
between CORRINE DEE JACKSON, REED, herein called Trustor, and
LANEEN M. MILLER dba, herein called Trustee, and RANGER INSURANCE COMPANY, herein called Beneficiary.
SUSANVILLE BAIL BONDS

Witnesseth: The Trustor irrevocably grants, transfers and assigns to Trustee in Trust, with power of sale, that property in
CHILQUIN OREGON (KALAMATH COUNTY) KLAMATH FALLS, County, State of California, described as:
OREGON

SEE EXHIBIT "A"

Assessor's Parcel No. R-3407-034C1-07900-000012

Together with the appurtenances thereto and the rents, issues and profits thereof for the purpose of securing the performance of each agreement of the Trustor herein contained, and for the payment to the Beneficiary of the monies due it, and of all losses, damages, expenses and liabilities suffered, sustained or incurred by the Beneficiary, and for the purpose of securing the performance of all of the obligations of all parties of the first part, as set forth and described in all bail bond agreements, which agreements are made a part hereof by reference as though herein fully set forth, on account of, growing out of, or resulting from the execution of a bond of beneficiary bearing

No. RB 25-00237064 on behalf of KEVIN CRAIG REED
in the matter of STATE OF CALIFORNIA

vs. KEVIN CRAIG REED
and for which amounts and the matters set forth in the said Bail Bond agreement, the presents are security.

Trustor agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to maintain adequate insurance thereon and to pay, at least ten days before delinquency all taxes and assessments affecting said property, all encumbrances, charges and liens, with interest, on said property or any part thereof, and all costs, fees and expenses of this Trust.

(2) That upon default of any of the obligations the Beneficiary may collect the rents, issues and profits of said property

(3) That Beneficiary, or any successor in ownership of any indebtedness or obligation secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be a conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties.

(4) It shall be deemed sufficient if proceedings to foreclose and sell the security herein are executed by any one of the above-named Trustees and it shall be deemed sufficient if a full reconveyance is executed by any one of the above-named Trustees; and said one Trustee shall be deemed to be the attorney in fact for the other Trustees for those purposes. The authority thus granted herein shall be deemed to be coupled with an interest and shall not be affected by the death or incompetency of any of the Trustees for whom such one Trustee shall be acting.

(5) That a certificate signed by the Beneficiary at any time hereafter setting forth that the said bond has been declared forfeited or that a loss, damage, expenditure or liability has been sustained by the Beneficiary on account of the aforesaid Bond; the date and amount thereof that payment thereof has been demanded of the party or parties on whose behalf the aforesaid Bond was executed; and that the same has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall be the warrant of the Trustee to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after deducting expenses including cost and search of evidence of title), pay to the Beneficiary the amount so certified, including interest at ten percent per annum from demand to date of payment, and attorney's fees. Upon delivery of said Certificate to Trustee, Beneficiary may declare all sums or obligations secured hereby due and payable by delivery to Trustee of written declaration of default and demand for sale of written notice of default and of a election to cause to be sold said property, which notice Trustee shall cause to be duly filed for record. After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee or Beneficiary as hereinabove defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereafter be mailed to him at his address hereinabove set forth.

Signature of Trustor

Address

Corrine Dee Jackson Reed

1400 Hood St
Susanville Ca 96130

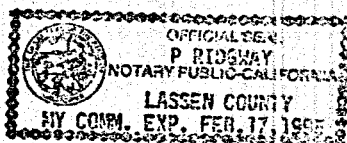
NOTICE: A copy of any notice of default and of any notice of sale will be sent only to the address contained in this recorded request. If your address changes, a new request must be recorded.

ACKNOWLEDGMENT OF INDIVIDUAL

State of California
County of Yuba

ES:

On this 3rd day of September, 19 91
before me Pat Redgway personally appeared Corrine Dee Jackson Reed
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person or persons whose name is/are subscribed to this instrument,
and acknowledged that she executed it. WITNESS my hand and official seal



(Seal)

Notary Public in and for said County and State

1967

KNOW ALL MEN BY THESE PRESENTS, That

EUGENE L. RAMSEY and BEVERLY J.

RAMSEY, husband and wife

hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by RICKY WARREN JACKSON and

CORRINE DEE JACKSON, husband and wife

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 2, of Block 11 of WEST CHILOQUIN, Klamath County, Oregon

Subject to reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF the grantor has executed this instrument on the 7th day of August, 1970; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

August 7, 1970

Personally appeared the above named E. L.

Ramsey and B. J. Ramsey, Husband

& wife, and acknowledged the foregoing instru-

ment to be their voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 8-22-71

STATE OF OREGON, County of _____ ss.

19

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

STATE OF OREGON,

1-1-74

1839

BARGAIN AND SALE DEED

PUBLISHED BY THE OREGON LAW PUBLISHING CO., PORTLAND, OR, 97204

6153

KNOW ALL MEN BY THESE PRESENTS, That Ricky W. Jackson

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Corrine Dee, hereinafter called grantor,

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 2 of Block 11 of West Chiloquin, Klamath County, Oregon; subject to reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.

This transfer is subject to the grantee assuming all obligations under that contract of sale dated August, 1970 from Eugene L. and Beverly J. Ramsey to Ricky W. and Corrine Dee Jackson which contract and the obligations thereunder have been assumed by the grantee.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer stated in terms of dollars, is \$ None

However, the actual consideration consists of other property or value given or promised which is the whole consideration (indicate which) (The whole consideration, if any, should be stated. See ORS 93.000)

In construing this deed and where the context requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23 day of May, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Curry, ss.

May 23, 1975

Personally appeared the above named
Ricky W. Jackson

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 4-10-77

STATE OF OREGON, County of _____, ss.

Personally appeared _____

who, being duly sworn, each of himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of _____ and that said instrument was signed and sealed in behalf of said corporation by its authority of its board of directors, and each of them, and is its voluntary act and deed.

(OFFICIAL SEAL)

Ricky W. Jackson

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Susanville Bail Bonds the 12th day of Sept. A.D., 19 91 at 12:09 o'clock P.M., and duly recorded in Vol. M91 of Mortgages on Page 18391

FEE \$18.00

Evelyn Biehn County Clerk

By Deanne M. Mendenhall