

37432

Aspen Title 37792
WARRANTY DEED (CORPORATION)

Vol. map Page 23937

ASPEN TITLE & ESCROW, INC., TRUSTEE FOR PERLA ENTERPRISES INC.,
Oregon Corporation and WESTERN ZAPATA LAND CORP.,
a Nevada corporation, hereinafter called grantor, conveys to

(State of incorporation)

LARRY S. RUPLEY and ROSE B. RUPLEY, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:

Lot 3, Block 15, Tract 1107, FIRST ADDITION SPRAGUE RIVER PINES,
in the County of Klamath, State of Oregon.

CODE 116 MAP 3408-22CO TL 500

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

Covenants, conditions, restrictions, reservations, rights, rights of way

and easements of record, if any, and those apparent on the land.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 15,200.00.*

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this
15th day of November 19 91.

(Corporate Seal)

By Andrew A. Patterson President

By Marlene T. Addington Secretary

STATE OF OREGON, County of Klamath ss.

November 15, 19 91.

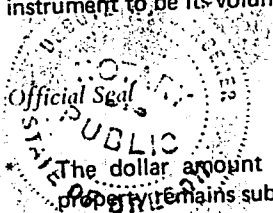
Personally appeared Andrew A. Patterson and Marlene T. Addington who, being duly sworn,
did say that he is the President and Secretary of
Aspen Title and Escrow Inc. and that the seal

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 he acknowledged said
instrument to be its voluntary act and deed.

Before me:

Debbie K. Bergeron
Notary Public for Oregon

My commission expires: 12-17-91



The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

Aspen Title & Escrow

TO

Larry S & Rose B Rupley

After Recording Return to:

Larry S & Rose B Rupley
P.O. Box 20051
Barrigada, Guam 96921

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record
on the 15th day of Nov., 19 91
at 10:46 o'clock A.M. and recorded in book M91
on page 23937 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Debbie K. Bergeron Deputy

Fee \$28.00

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Volume Page 23932

TRUST DEED

Aspen Title 37794

37431

23932

Deed made this 10th day of August, 1991, between
Grantor, and Beneficiary, as agent for Aspen Title and Escrow, Inc., an Oregon 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:

After Recording return to:
FNRS
Second Floor
222 East Huntington Drive
Monrovia, Calif 91016-3524

This Trust Deed is given for the purpose of securing performance of each agreement of Grantor herein contained and payment of the sum of \$12,000.00 Dollars, payable in installments with the last installment to become due if not sooner.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 15th day of Nov. A.D. 19 91 at 10:45 o'clock A M., and duly recorded in Vol. M91 of Mortgages on Page 23935.
Evelyn Biehn County Clerk
By Daniel M. Mendenhall

FEE \$13.00

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 this 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 2% monthly, 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 hereof, then 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 this day and year first above written.

[Signature]
STATE OF OREGON, County of CLATSOP
The foregoing instrument was acknowledged before me this 15th day of Nov. 1991, by [Signature]

[Signature]
My Commission Expires: Apr. 16, 1992
My Commission Expires: Apr. 16, 1992
Notary Public for
CLATSOP COUNTY, OREGON