

TRUST DEED

as Grantor, ASPEN TITLE & ESCROW
DT SERVICE CO. INC., A NEVADA CORPORATION, as Trustee, and

as Beneficiary, **WITNESSETH:**
Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property
in CLATSOP County, Oregon, described as:

PARCEL 21, BLOCK 112, KLAMATH FALLS FOREST ESTATES, Hwy 66, UNIT 4,
KLAMATH COUNTY, OR

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE OF said agreement of grantor herein contained and payment of the sum of THREE THOUSAND FIVE HUNDRED & NO/100 Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor; the final payment of principal and interest hereof, if not sooner paid, to be due and payable MARCH 15, 1904.

note of even date herewith, payable to Bank of America, MARCH 15, 2004,
not sooner paid, to be due and payable on or before the date, stated above, on which the final installment of said note
becomes due and payable. 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 first having 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.

To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; and permit no waste of said property.

2. To complete or restore promptly and in good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed, and pay when due all costs incurred therefor.

3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property; if the beneficiary so requests, to execute such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for filing in the public office as the beneficiary may require and to pay for searches made by filing officers or searching agencies as may be deemed desirable by the beneficiary.

by filing officers or searching agencies, and the beneficiary.

To provide and continuously maintain insurance on the buildings now or hereafter erected on the said premises against loss or damage by fire and such other hazards as the beneficiary may from time to time require, in an amount not less than _____, to the beneficiary, with loss payable to the latter, all companies and policies of insurance shall be delivered to the beneficiary as soon as the grantor shall fail or any reason to procure such insurance and to the expiration of any policies to the beneficiary at least fifteen days prior to the expiration of any policy now or hereafter placed on said buildings. The beneficiary may procure the same at grantor's expense. The beneficiary elected under any fire or other insurance policy may such order as beneficiary upon any indebtedness secured hereby _____ the entire amount so collected, or may determine, or at option of the beneficiary, to release such amount, or any part thereof, or to be released to grantor. Such application or release shall not constitute an admission of any default or notice of default hereunder or invalidate any or done pursuant to such notice.

_____ to accept construction liens and to pay all

5. To keep such premises free from construction liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against said property before any part of such taxes, assessments and other charges become past due or delinquent and promptly of any taxes, assessments, insurance premiums, liens or other charges payable by grantor, either by direct payment or by providing, at its option, make payment thereof, make such payment, beneficiary, at the rate set forth in the note secured and the amount so paid, the interest at the rate set forth in the note secured hereby, together with the obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become a part of the debt secured by this trust deed, without waiver of any rights arising from breach of any of the covenants hereof and for such payments, with interest, shall be bound to the party hereinbefore described, as well as the interest on the obligation hereinbefore described, and all such payments shall be immediately due and payable with notice, and the complement thereof shall, at the option of the beneficiary, render all sums secured by this trust deed immediately due and payable and render all sums secured by this trust deed.

6. To pay all costs, fees and expenses of this trust including the cost of title search as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation and trustee's and attorney's fees actually incurred.

7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee, and in any suit or action or proceeding in which the beneficiary or trustee may appear, including any suit or action for the foreclosure of this deed, to pay all costs and expenses, in and including evidence of title and the beneficiary's or trustee's attorney's fees; and in the event of an appeal from any judgment or decree of the trial court, grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney's fees on such appeal.

It is mutually agreed that:

It is mutually agreed that:

8. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, if it so elects, to require that all or any portion of the monies payable in compensation for such taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it first upon any such reasonable costs and expenses and attorney's fees, both in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the individual claim secured hereby; and grantor agrees, at its own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation, promptly upon beneficiary's request.

9. After the time and from time to time upon written request of beneficiary, payment of its fees and presentation of this deed and the note to beneficiary (in case of full reconveyances, for cancellation), without affecting endorsement (in case of full reconveyances, for cancellation), trustee may the liability of any person for the payment of the indebtedness, trustee may (a) consent to the making of any map or plat of said property; (b) join in

granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereon; (d) reconvey, without warranty, all or any part of the property. The persons named in any reconveyance may be described as the "persons" or persons "legally entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustee's fees for any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by attorney, to recover to be appointed by a court, and without regard to the priority or adequacy of any security for the indebtedness hereunder, to enter upon and take possession of said property, together with all the contents thereof, in its own name sue or otherwise collect the rents, issues and profits, including those past due and unpaid, and to pay the same to the beneficiary, less costs and expenses of operation and collection, and in such order as beneficiary's less upon any indebtedness secured hereby, and in such order as beneficiary may direct.

11. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

[illegible]

notice thereof as then required by ORS 86.735 to \$67,925.
in the manner provided in ORS 86.735 has commenced foreclosure by advertisement and
sale, and at any time prior to 5 days before the date the trustee conducts the
sale, the grantor or any other person so privileged by ORS 86.735, may cure
the default or defaults. If the default consists of a failure to pay, when due,
the sums secured by the trust deed, the default may be cured by paying the
entire amount due at the time of the cure other than such portion as would
not then be due had no default occurred. Any other default that is
being cured may be cured by tendering the performance during the default or
obligation or trust deed. In any case, in addition to paying the default or
defaults, the person effecting the cure shall pay to the beneficiary all costs
and expenses actually incurred in enforcing the obligation of the trust deed
together with trustee's attorney's fees not exceeding the amounts provided

14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice. The trustee may sell said property either in parcels or in separate parcels and shall sell the parcel or parcels at public auction to the highest bidder for cash, payment as required by law conveying said deliver to the purchaser without any covenant or warranty, express or implied. The recitals in the deed of any matters of fact shall be conclusively presumed to be true without any further proof. The trustee, but including the truthfulness thereof. Any purchaser at the sale.

15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including reasonable compensation of the trustee and a reasonable charge for the attorney's fee, (2) to the obligation secured by the trust, (3) to all persons or attorneys, (4) to the obligation secured by the trust, (5) of the trustee in the trust having recorded liens subsequent to the date of the deed, (6) of the trustee in the deed as their interest may appear in the order of their priority and (7) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

16. Beneficiary may from time to time appoint a successor or successors to any trustee named herein and without conveyance to the successor trustee. Upon the death of the settlor and without conveyance to the successor trustee the latter shall be vested with all title, powers and duties of the trustee upon any trustee herein named or appointed hereunder. Election of appointment and substitution shall be made by written instrument duly executed by beneficiary, which, when recorded in the mortgage records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

17. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

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The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto

and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:
(a)* primarily for grantor's personal, family or household purposes (see Important Notice below),
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF California

County of Riverside

ss.

This instrument was acknowledged before me on February 11, 1992, by

Michael E. Long

Rosam D. Clark

Notary Public for California

(SEAL)

My commission expires 10/26/93



ROSAM D. CLARK
Notary Public-California
RIVERSIDE COUNTY
My Commission Expires
October 26, 1993

STATE OF OREGON,

County of _____

ss.

This instrument was acknowledged before me on _____

19____, by _____

as _____

of _____

Notary Public for Oregon

My commission expires: _____

(SEAL)

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to _____.

DATED: _____, 19____.

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED

(FORM No. 881)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Michael E. Long

Grantor

DT Service Co, Inc
2001 E. FARMING #204
LA VERNE, CA 91790

Beneficiary

AFTER RECORDING RETURN TO

DT Service Co, Inc
2001 E. FARMING #204
LA VERNE, CA 91790

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 20th day of March, 19 92, at 8:43 o'clock A M., and recorded in book/reel/volume No. 292 on page 5845 or as fee/file/instrument/microfilm/reception No. 42444, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Mullender Deputy

Fee \$15.00