

1550603

Aspen 3034
TRUST DEED

Vol. m92 Page 21320

Trust Deed made this 16th day of February, 19 91, between
SCOTT RYAN LAITAN JACOB, A SINGLE MAN 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 1 Lot 18
 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 \$25,650 (twenty five thousand six hundred ~~thirty~~ fifty
 with interest thereon according to the terms of a promissory note executed by Grantor and payable to Beneficiary
 dated FEB 16, 1991, payable in installments with the last installment to become due, if not sooner
 paid, on APRIL 16, 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.

SCOTT RYAN LAITAN JACOB

STATE OF GUAM, CITY AGANA, ss:

The foregoing instrument was acknowledged before me this 16th day of
FEBRUARY, 19 91, by

After Recording Return to:
 FNRS Financial Corporation
 222 East Huntington Drive
 Second Floor
 Menlo Park, Ca 91016 Attn: Dana

Notary Public for
 My Commission Expires

ROMAN C. DEL
 NOTARY PUBLIC

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

032130

TRUST DEED

032130

Trust Deed made this 14th day of September, 1992, between

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day
of September A.D., 19 92 at 3:32 o'clock P M., and duly recorded in Vol. M92
of Mortgages on Page 21320

EVELYN BIEHN County Clerk
By Bernice A. Detsch

FEE \$15.00

Non Conforming \$20.00

This Trust Deed is given for the purpose of securing performance of each agreement of Grantor herein contained and payment of the sum of \$25,000 (Twenty Five Thousand and 00/100 Dollars) by which interest shall be secured according to the terms of a promissory note executed by Grantor and payable to Beneficiary, payable in installments with the last installment to become due, if not sooner, on 12/1/92.

(1) To protect, preserve and maintain said property in good condition and to protect any and all interests therein.

(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 in 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 record and other costs and expenses incurred in connection with or enforcing this obligation, including attorney's fees.

(5) The Beneficiary or Grantor or any provision of this agreement Beneficiary may declare all sums secured hereunder to be immediately due and payable.

Grantor hereby certifies that the foregoing is true and correct.

(6) 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 herein or herein shall become immediately due and payable.

(7) 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.

(8) 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 herein declared and well warrant and defend the same against all persons.

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

SCOTT RYAN JACOB

STATE OF OREGON, County of Klamath, ss.
I, the undersigned, a Notary Public for said County, do hereby certify that the foregoing is true and correct.

Notary Public for
My Commission Expires 12/31/93

Notary Public for
My Commission Expires 12/31/93