

02-11-94A11:34 RCVD 15-400  
TRUST DEE

Vol 94 Page 4712

THIS TRUST DEED, made this 8TH day of FEBRUARY, 1994, between

**OREGON MOTORSPORTS MANUFACTURING, INC.**

**OREGON MOTORSPORTS MANUFACTURING, INC.**

**OREGON MOTORSPORTS MANUFACTURING CO.**, as Beneficiary

**WITNESSETH**

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

LOTS 10, 11, AND 12, BLOCK 1, MILLS GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF  
ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

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 the property.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of FOORTY ONE THOUSAND SEVEN 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, in not sooner paid, to be due and payable FEBRUARY 10, 19 97, is the date stated above, on which the final installment of the note

note of even date hereto, for the sum of ONE HUNDRED AND NO/100 DOLLARS (\$100.00), to THE BANK OF AMERICA, as payee, for the use of THE BANK OF AMERICA, as payor, to be due and payable FEBRUARY 10, 1997.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of the 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 the property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of the property.

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

2: To complete or restore promptly and in good and true faith any property damaged or destroyed thereon, and pay when due, all costs incurred therefor;

3: To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property; if the beneficiary so requests, to join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for titling same in the proper public office or offices, as well as the cost of all lien searches made by titling officers or searching companies may be deemed desirable by the beneficiary.

4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the property 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 \$ Full Insurance written in companies acceptable to the beneficiary, with loss payable to the latter; all policies of insurance shall be delivered to the beneficiary as soon as insured; if the grantor shall fail for any reason to procure any such insurance and to deliver the policies to the beneficiary at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on the buildings, the beneficiary may procure the same at grantor's expense. The amount collected under any fire or other insurance policy may be applied by beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary the entire amount so collected, under any part thereof, may be released to grantor. Such application or release shall not cure or waive any default or notice of default here- or under or invalidate any act done pursuant to such notice.

5. To keep the property free from construction liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against the property before any part of such taxes, assessments and other charges become past due or delinquent and promptly deliver receipts therefor to beneficiary; should the grantor fail to make payment of any taxes, assessments, insurance premiums, or other charges payable by grantor, either by direct payment or by providing beneficiary with funds with which to make such payments or other charges payable by grantor, the amount so paid, with interest at the rate set forth in the note ment, beneficiary may, at its option, make payment thereof, and the amount so paid, with interest of the rate set forth in the note ment, 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 as aforesaid, the property hereinbefore described, as well as the grantor, shall be bound to the same extent that they are bound for the payment of the obligation herein described, and all such payments shall be immediately due and payable without notice, and the nonpayment thereof shall, at the option of the beneficiary, render all sums secured by this trust deed immediately due and payable and constitute a breach of 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 the beneficiary or trustee in connection with the mortgage, and in any suit, action or proceeding in which the beneficiary or trustee's attorney's fees; the amount of attorney's fees to pay all costs and expenses, including evidence of title and the beneficiary's or trustee's attorney's fees; the amount of attorney's fees mentioned in this paragraph 7 in all cases shall be fixed by the trial court 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.

8. In the event that any portion or all of the 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 as compensation for such taking be paid to the beneficiary in the form of a lump sum.

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.

agent licensed under ORS 696.505 to 696.585.

and that together with any and all other interests in the premises hereby conveyed shall constitute the entire and sole title to the premises hereby conveyed.

**TRUST DEED**

IT IS HEREBY COVENANTED AND AGREED BY AND BETWEEN THE PARTIES HERETO THAT THE PARTIES HERETO HAVE ENTERED INTO THIS INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS HEREIN SET FORTH AND THAT THE PARTIES HERETO HAVE ENTERED INTO THIS INSTRUMENT VOLUNTARILY AND WITHOUT COERCION, UNLAWFUL INFLUENCE, FRAUD, OR UNLAWFUL INDUCEMENT.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals at the County of \_\_\_\_\_, State of Oregon, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

STATE OF OREGON,  
 County of \_\_\_\_\_

County of San Diego State of California  
 I, John Doe, do hereby certify that the within instrument was received for record on the 19th day of January, 1920.

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
 in book/reel/volume No. \_\_\_\_\_  
 page \_\_\_\_\_ or as fee/file/instr. \_\_\_\_\_

**Record of** \_\_\_\_\_ **of said County**

**After Recording Return to (Name, Address, Zip)**

**STATE OF OREGON**

County of

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19\_\_.

at ..... o'clock ..... M., and recorded  
in book/reel/volume No. .... on

page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_

Record of \_\_\_\_\_ of said County  
 Witness my hand and seal of  
 \_\_\_\_\_

**County affixed.**

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy \_\_\_\_\_



9. At any time and from time to time upon written request of beneficiary, payment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyances, for cancellation), without affecting the liability of any person for the payment of the indebtedness, trustee may (a) consent to the making of any map or plat of the 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 thereof; (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person 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 a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of the property or any part thereof, in its own name sue or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees upon any indebtedness secured hereby, and in such order as beneficiary may determine.

11. The entering upon and taking possession of the 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.

~~due to purchase by grantor in payment of any indebtedness secured hereby or in grantor's performance of any agreement hereunder, time being of the essence with respect to such payment and/or performance, the beneficiary shall pay to the trustee all sums secured hereby immediately due and payable. In such an event the beneficiary may elect to proceed to foreclose this trust deed by advertisement and sale, or may direct the trustee to foreclose in equity as a mortgagee or direct the law or in equity, which the beneficiary may have. In the event the beneficiary elects to foreclose by advertisement and sale, the beneficiary or the trustee shall execute and cause to be recorded a written notice of default and election to sell the property to satisfy the obligation secured hereby whereupon the trustee shall fix the time and place of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.735 to 86.795.~~

13. After the trustee 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 86.753, may cure the default or defaults. If the default consists of a failure to pay, then one, or 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 capable of being cured may be cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing 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 and attorney's fees not exceeding the amounts provided by law.

14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which the sale may be postponed as provided by law. The trustee may sell the property either in one parcel or in separate parcels and shall sell the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters of fact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase 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 the compensation of the trustee and a reasonable charge by trustee's attorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust deed as their interests may appear in the order of their priority and (4) the surplus, if any, to the grantor or to any successor in interest entitled to such surplus.

16. Beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, or to any successor trustee, powers and duties conferred upon any trustee herein named or appointed hereunder shall be vested with all title, made by written instrument 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.

The grantor covenants and agrees to and with the beneficiary and the beneficiary's successor in interest that the grantor is lawfully seized in fee simple of the real property and has a valid, unencumbered title thereto.

that the grantor will warrant and forever defend the same against all persons whomsoever. The grantor warrants that the proceeds of the loan represented by the


(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument the day and year first

**IN WITNESS WHEREOF**, the grantor has executed this instrument the day and year first above written.


\_\_\_\_\_  
 \_\_\_\_\_  
**OTLAND, INC.**

**IMPORTANT NOTICE:** Delete, by lining out, whichever warranty (a) or (b) is applicable to your sale.  
 \_\_\_\_\_  
 \_\_\_\_\_

not applicable; it warrants (a) is applicable and the beneficiary is a creditor BY    
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.   
compliance with the Act is not required; disregard this notice.

STATE OF OREGON, County of \_\_\_\_\_), ss.  
by \_\_\_\_\_, the undersigned person, public and at law, and by \_\_\_\_\_, the undersigned person, public and at law, on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

by \_\_\_\_\_  
by L.A. Swetland  
as President


 OFFICIAL SEAL  
 JULI LENGE  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 009374  
 MY COMMISSION EXPIRES SEPT. 08, 1995

Ottland, Inc.  
*[Signature]*

04 MY COMMISSION EXPIRES SET 08, 1995  
GONZALEZ, KEVIN L. GONZALEZ, KEVIN L. Notary Public for Oregon  
1995 JUN 11 7:42 PM BRICK 1 MY COMMISSION EXPIRES 9/8/95  
REQUEST FOR BILL RECOMMENDATION

**REQUEST FOR FULL RECONVEYANCE (To be used only when obligations have been paid.)**

**O: CLARENCE HENRIKSONIA, SINGER DESIGNER, 4440 15TH AVE SW, BOHEA, WA 98008, IS**

**The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by the 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 the**

trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by the trust deed (which are delivered to you herewith together with the trust deed) and to reconvey, without warranty, to the parties designated by the terms of the trust deed the estate now held by you under the same. Mail reconveyance and documents to \_\_\_\_\_

NOTED: \_\_\_\_\_, 19\_\_\_\_

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

q2k01 0025176A 18 30 1948000

[illegible]

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## EXHIBIT "A"

FIRST RIGHT OF REFUSAL

In the event Ottland, Inc., receives an offer to purchase the subject property at a price and terms acceptable to Ottland, Inc., Ottland, Inc., will immediately give written notice to Oregon Motorsports Manufacturing, Inc., and Oregon Motorsports Manufacturing, Inc., will have 72 hours from receipt of said notice to meet said prior offer. Oregon Motorsports Manufacturing, Inc. may exercise this option to purchase by entering into a purchase agreement with Ottland, Inc., to purchase the subject property and tender a like amount of earnest money within 72 hours.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 11th day  
of Feb A.D., 19 94 at 11:34 o'clock A. M. and duly recorded in Vol. M94,  
of Mortgages on Page 4712

Evelyn Biehn

County Clerk

FEE \$20.00

By Deidre N. Henderson